

TOWN OF PARKER COUNCIL AGENDA
February 19, 2019

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Start times for regular agenda items are tentative; some items may be held earlier than scheduled time.

1. **TOWN COUNCIL MEETING SCHEDULE**

- A. **5:30 P.M. – Call to Order Town Council Meeting and Roll Call**
- B. **Executive Session – Immediately following Call to Order/Roll Call – (See Attached)**
- C. **Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.**

2. **SPECIAL PRESENTATIONS**

- **Parker Resident 60th Wedding Anniversary Recognition
Duane and Sylvia Tinnes**

3. **PARKER CHAMBER OF COMMERCE UPDATES**

4. **PUBLIC COMMENTS 3 Minute Limit (No action will be taken on these items)**

5. **REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL**

6. **CONSENT AGENDA**

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. *APPROVAL OF MINUTES - February 4, 2019*

B. *FOURTH AMENDMENT TO AMENDED AND RESTATED ANNEXATION AGREEMENT
COTTONWOOD HIGHLANDS*

Department: Engineering/Public Works, Alex Mestdagh

- C. *ORDINANCE NO. 9.285 - First Reading*
A Bill for an Ordinance to Approve the Intergovernmental Agreement Between the E-470 Public Highway Authority and the Town of Parker Regarding the Maintenance of Overlapping Facilities

Department: Engineering/Public Works, Chris Hudson
Second Reading: March 4, 2019

- D. *RESOLUTION NO. 19-010*
A Resolution to Amend Resolution No. 04-092, Series of 2004, to Approve the Revised Bylaws for the Parker Special Licensing Authority

Department: Town Clerk, Carol Baumgartner
Town Attorney, Jim Maloney

- E. *RESOLUTION NO. 19-011*
A Resolution to Appoint the Officers to the Greater Parker Foundation

Department: Town Attorney, Jim Maloney

- F. *CONTRACT OVER \$100,000*

1. *2019 Townwide Roadway Reconstruction Program (CIP 19-004)*

Amount: \$1,247,629.10
Contractor: T & M Construction, LLC
Department: Engineering/Public Works, Tom Gill

2. *Motsenbocker Road Widening (CIP 18-009)*

Amount: \$2,833,586.20
Contractor: Concrete Express, Inc.
Department: Engineering/Public Works, Tom Gill

7. **PUBLIC HEARINGS**

LOT 1A, MAINSTREET CENTER, 1ST AMENDMENT - Site Plan Amendment, The Schoolhouse Plaza and Parking Lot

Applicant: Town of Parker
Location: 19650 E. Mainstreet
Department: Community Development, Carolyn Parkinson
TRAKiT No.: SP18-025

8. **ORDINANCES**

ORDINANCE NO. 1.528 - Second Reading

A Bill for an Ordinance to Approve the 2019 Memorandum of Understanding By and Between SungateKids and Agencies and Jurisdictions in the 18th Judicial District Concerning the Provision of Child Advocacy Service for Abused Children

Department: Police, David King

9. ADJOURNMENT

Parker Town Council/Parker Authority for Reinvestment
Combined Executive Session
Agenda

February 19, 2019

“To hold a conference with the Parker Town Attorney and the Attorney for the Parker Authority for Reinvestment to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).”

South Metro Fire Rescue Fire Protection District v. Parker Authority for Reinvestment, et al., Douglas County District Court Case No. 17CV30549

Parker Town Council

Executive Session Agenda

February 19, 2019

“To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).”

1. Proposed listing agreement for Town properties (My Mainstreet)
2. Tri-County Health Funding Request for a State Grant for consulting services regarding a Household Chemical Roundup Permanent Location

“To hold a conference with the Town’s attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).”

3. Sections 2.10 and 15.10 of the Parker Home Rule Charter (special election questions/charter amendments)
4. Senior Capital Pledge Agreement among Westcreek Metropolitan District No. 2, Westcreek Metropolitan District No. 1 and UMB Bank, N.A.

**TOWN OF PARKER COUNCIL
MINUTES
FEBRUARY 4, 2019**

Mayor Mike Waid called the meeting to order at 5:43 P.M. Councilmembers Diak and Rivero were absent.

Town Attorney Jim Maloney announced the topics for discussion in Executive Session were two (2) items . Under C.R.S. 24-6-402(4)(e) there was one (1) item the Replacement Intergovernmental Agreement between the Town and Douglas County regarding the collection and delivery of the countywide sales and use tax (expiring Justice Center Tax); under C.R.S. 24-6-402(4)(b) there was one (1) item to receive legal advice on specific legal questions concerning Section 6.4 of the Town of Parker General Operation Manual (background policy employees/volunteers/contractor background checks).

EXECUTIVE SESSION

Debbie Lewis moved and Renee Williams seconded the motion to go into Executive Session to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e) and to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).

The motion was approved unanimously.

Renee Williams moved and Debbie Lewis seconded to come out of Executive Session at 6:25 P.M.

The motion was approved unanimously.

REGULAR MEETING

Mayor Waid reconvened the meeting at 7:00 P.M.

Boy Scouts from the audience led the Town Council and audience in the Pledge of Allegiance.

SPECIAL PRESENTATIONS

There were none.

PARKER CHAMBER OF COMMERCE UPDATES

Dennis Houston of the Parker Chamber provided updates of the Chambers activities. Dennis announced the 2019 Chamber officers and the recently hired team members. He also gave an update on the 2019 Parker Days.

DOWNTOWN BUSINESS ALLIANCE UPDATES

Shelly Mango provided Council with an update of the Downtown Business Alliance. They have a new committee named Connectivity Committee which will be for east and west Mainstreet.

PUBLIC COMMENTS

Curt Locey, 11568 Terrawood Ct., spoke about chickens and asked the Town to change its zoning so he could have chickens.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Councilmembers reported on meeting they each attended since the last meeting

CONSENT AGENDA

- A. *APPROVAL OF MINUTES - January 28, 2019*
- B. *ORDINANCE NO. 1.528 - First Reading*
A Bill for an Ordinance to Approve the 2019 Memorandum of Understanding By and Between SungateKids and Agencies and Jurisdictions in the 18th Judicial District Concerning the Provision of Child Advocacy Service for Abused Children
Department: Police, David King
Second Reading: February 19, 2019
- C. *RESOLUTION NO. 19-008*
A Resolution for Town Council Appointment of Mayor Pro Tem and Acting Mayor, and Appointment of Liaison Officers to Certain Boards and Commissions of the Town of Parker
Department: Town Attorney, Jim Maloney
- D. *CONTRACTS OVER \$100,000*
 - 1. *2019 Snow Removal Equipment and Dump Body*
Amount: \$120,187
Contractor: Kois Brother Equipment Company, Inc.
Department: Engineering/Public Works, James Gilbert
 - 2. *2019 Replacement Vehicles for Police Department*
Amount: \$129,996
Contractor: Larry H. Miller Ford
Department: Engineering/Public Works, James Gilbert

Renee Williams moved and Debbie Lewis seconded to approve Consent Agenda Items 7A through 7D.

The motion was approved unanimously.

PUBLIC HEARINGS**RESOLUTION NO. 19-009 -- (to be continued to February 19, 2019)****A Resolution to Approve the First Amendment to Consolidated Service Plan for Chambers Highpoint Metropolitan District No. 1 and Chambers Highpoint Metropolitan District No. 2**

Department: Town Attorney, Kristin Schledorn

The Districts requested that the public hearing for this amendment be continued from the February 4, 2019, Town Council meeting to the Town Council meeting to be held on March 4, 2019.

Renee Williams moved to continue the Public Hearing to March 4, 2019, at 7 P.M.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

ORDINANCES**A. ORDINANCE NO. 1.527 - Second Reading**

A Bill for an Ordinance to Approve the Memorandum of Understanding for the 18th Judicial District Juvenile Assessment Center by and Between the Town of Parker and the Counties of Arapahoe, Douglas, Elbert and Lincoln, the State of Colorado; the Arapahoe, Douglas, Elbert and Lincoln Counties Sheriffs' Offices; and the Cities/Towns of Aurora, Bennett, Bow Mar, Castle Pines North, Centennial, Cherry Hills Village, Columbine Valley, Deer Trail, Englewood, Foxfield, Greenwood Village, Glendale, Larkspur, Littleton, Sheridan, Lone Tree, Castle Rock, Parker, Elizabeth, Kiowa, Simla, Arriba, Genoa, Hugo and Limon

**Department: Police Department, David King
Police Department, Jim Tsurapas**

The Juvenile Assessment Center (JAC) provides a coordinated site which contributes to the safety of youth, families, and the community through early intervention, comprehensive assessment and improved access to appropriate services in Arapahoe, Douglas, Elbert and Lincoln counties in Colorado.

Public Comment - None

Debbie Lewis moved to approved Ordinance No. 1.527 on seconded reading.

Renee Williams seconded the motion.

The motion was approved unanimously.

B. ORDINANCE NO. 9.267.2 - Second Reading**A Bill for an Ordinance Approving the First Amendment to Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Cherry Creek at the KOA Property Town of Parker Agreement No. 17-05.19B Project No. 106722 By and Between Urban Drainage and Flood Control District and the Town of Parker****Department: Engineering/Public Works, Jacob James**

The Town and Urban Drainage have completed a conceptual design of improvements to Cherry Creek from the McCabe Meadows trailhead to the area adjacent to the Flat Acres Farm. This conceptual design was completed to better understand stabilization needs for Cherry Creek related to the development of the KOA property as well as a potential future bridge crossing of Dransfeldt Road. The southern portion of the reach is adjacent to the McCabe Meadows trailhead and directly downstream of a recent Capital Improvement Project completed by the Town and District. This amendment is for final design and construction of the McCabe Meadows reach to repair bank and channel erosion. The Cherry Creek Basin Water Quality Authority is also included as a funding partner due to the fact that channel and bank stabilization provides a direct water quality benefit to the Cherry Creek Watershed. Final design is expected to be completed in summer 2019 with construction starting in the fourth quarter (depending on timing of obtaining necessary permits).

Previous Contributions:

Town of Parker	\$315,000
Urban Drainage	\$315,000

This IGA Amendment:

Town of Parker	\$150,000
Urban Drainage	200,000
CCBWQA	170,000

Total Project Funding: \$1,150,000

Public Comments - None

Renee Williams moved to approve Ordinance No. 9.267.2 on second reading.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

The meeting was adjourned at 7:29 p.m.

Carol Baumgartner, Town Clerk

Mike Waid, Mayor



Request for Town Council Action

Date: February 19, 2019

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **FOURTH AMENDMENT TO AMENDED AND RESTATED
ANNEXATION AGREEMENT COTTONWOOD
HIGHLANDS**

Department: **Engineering/Public Works, Alex
Mestdagh**

EXECUTIVE SUMMARY

This item accompanies an amendment to the annexation agreement for the Cottonwood Highlands property. The proposed amendment would modify several obligations regarding the property's required roadway improvements.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Cottonwood Highlands property is located north of E-470, generally between Jordan Road and Chambers Road. The property was annexed into the Town in 2003 and is zoned for a mix of residential and commercial uses. The property is subject to an annexation agreement with the Town that codifies, among other items, the property owner's obligations to construct roadways and roadway improvements in and adjacent to the property.

One of the property owner's roadway obligations is to improve Cottonwood Drive east of Jordan Road to Apache Plume Drive as a full four-lane arterial roadway (the "Developer Segment"). Cottonwood Drive is currently a two-lane roadway through this stretch. The Town is similarly planning to improve Cottonwood Drive adjacent to that area – between Apache Plume Drive and Cottonwood Way (the "Town Segment") as a capital improvement project (CIP) within the next five years, depending on funding.

Based on discussions with the property owner, the Town will need to construct the Town Segment before the property owners will be required by the Annexation Agreement to construct

the Developer Segment. In this scenario, the Developer Segment would remain an unimproved two-lane section, resulting in a constriction in the roadway that would impact traffic operations. Engineering staff would prefer to avoid this by constructing the Developer Segment with the planned CIP project, subject to the Town being reimbursed for the Developer Segment by the property owner. However, the annexation agreement currently does not contain a reimbursement clause that would allow the Town to be reimbursed.

Staff has negotiated an amendment to the annexation agreement that would require the property owner to reimburse the Town for the cost to design and construct the Developer Segment should the Town elect to construct it in advance of when the developer would be required in accordance with the terms of the agreement. This reimbursement clause would be added to the existing obligation, and would not remove the property owner's requirement to construct the Developer Segment should the triggers set forth the annexation agreement be met prior to the Town constructing the segment. In exchange for this addition, the property owner has requested the following changes to their roadway obligations:

- A proposed two-lane residential collector roadway (Lanceleaf Drive) would instead be constructed as a modified collector roadway that would use a narrower right-of-way section. This modified roadway section would still be required to be a direct roadway connection between Parkerhouse Road and Cottonwood Drive, and would use a similar pavement width, bike lanes, and sidewalks. The roadway will be required to provide a landscaped buffer area between the right-of-way and any proposed lots in accordance with the Town's residential roadway buffer requirements for collector roadways.
- The obligation to construct the improvements to Cottonwood Drive east of Jordan Road, or to reimburse the Town for them, would be triggered by any development in Planning Area 5 only, rather than Planning Area 5 or Planning Area 6.
- Reimbursements to the Town are typically subject to an annual escalation until paid. This would increase annually according to the Consumer Price Index, beginning after construction is completed, the amount the Developer is required to pay to the Town. Due to the uncertainty regarding the timeline of development of Planning Area 5, the property owner has requested that a 10-year cap be placed on the escalation of this proposed reimbursement. Should the Town construct the Developer Segment, the Town's original cost to design and construct the improvements would be increased annually for a maximum of ten years to determine the reimbursement amount. If the reimbursement is not paid after ten years of escalation, the reimbursement would lock in at that escalated amount with no further increases.

FINANCIAL IMPACT

This amendment would allow the Town to recover the cost to design and construct the Cottonwood Drive improvements between Jordan Road and Apache Plume Drive, should the Town elect to design and construct them before the Property's obligation is triggered under the Annexation Agreement.

STRATEGIC GOAL(S)



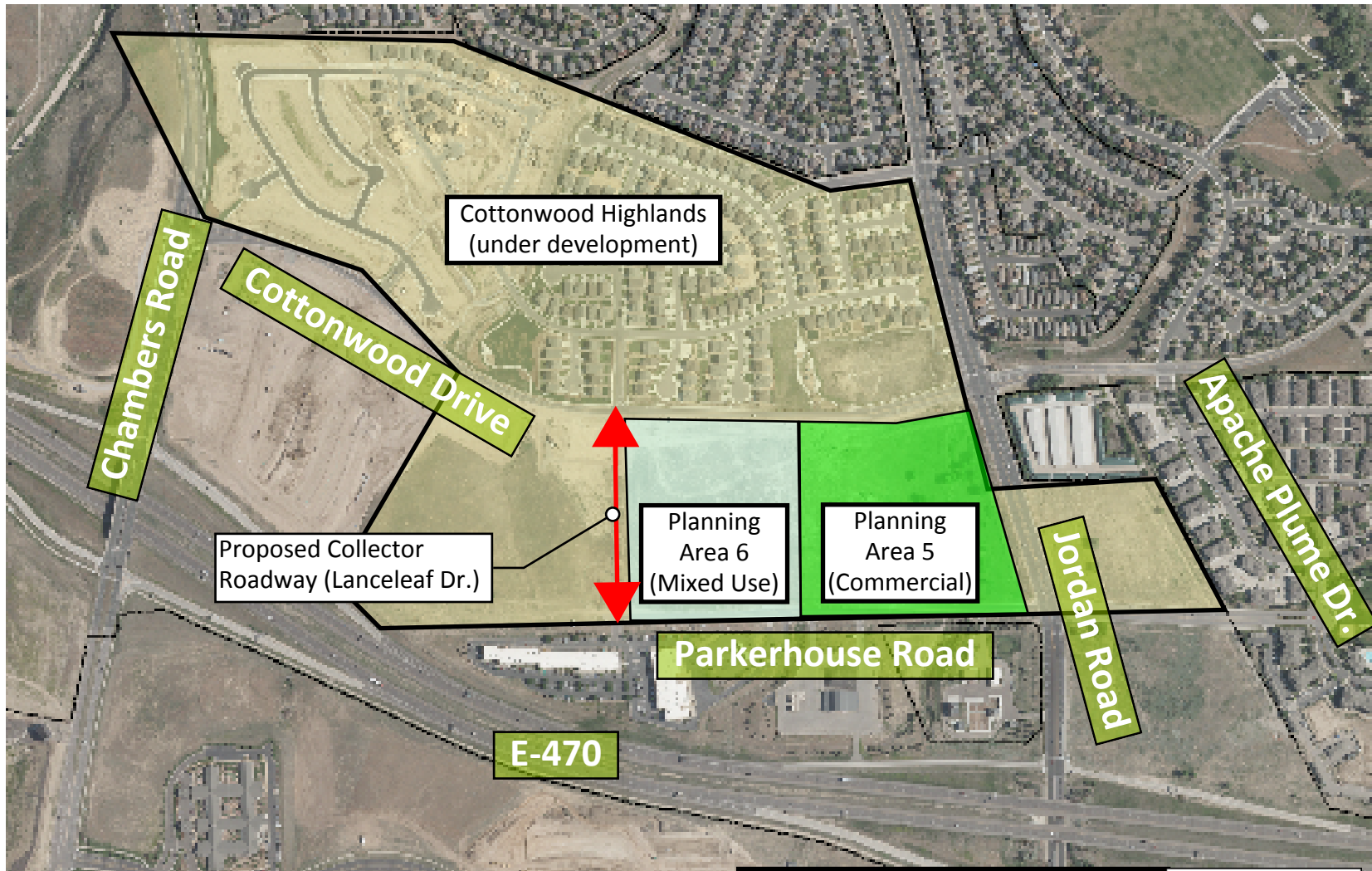
**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**

ATTACHMENTS

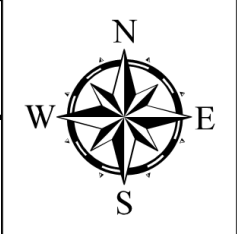
1. Vicinity Map
2. Amendment to the Annexation Agreement

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Cottonwood Highlands
Vicinity Map



**FOURTH AMENDMENT TO AMENDED AND RESTATED ANNEXATION
AGREEMENT COTTONWOOD HIGHLANDS**

THIS FOURTH AMENDMENT TO AMENDED AND RESTATED ANNEXATION AGREEMENT is voluntarily made and entered into this ____ day of _____, 2019, by and between the Town of Parker, a Colorado home rule municipality (the "Town"), and C & J Land Investments, LLC, a Colorado limited liability company, S & L Land Investments, LLC, a Colorado limited liability company, K & H Land Investments, LLC, a Colorado limited liability company, Parkwood East, LLC, a Colorado limited liability company, Scott Carlson, Kent Carlson, Clay Carlson, Colorado Ventures I, LLC, a Florida limited liability company, Colorado Ventures III, LLC, a Florida limited liability company, and Cottonwood Highlands Metropolitan District No. 1, its successors and assigns (the "Property Owner").

RECITALS

A. The Town and the Property Owner entered into the Amended and Restated Annexation Agreement Cottonwood Highlands on April 7, 2014 (the "Annexation Agreement"), which Agreement was recorded in the Douglas County Clerk and Recorder's Office at Reception No. 2014017825, for the annexation of the real property described in Exhibit A of the Annexation Agreement (the "Cottonwood Highlands Property").

B. The Town and the Property Owner entered into the First Amendment to the Amended and Restated Annexation Agreement Cottonwood Highlands on November 3, 2014 (the "First Amendment") which Agreement was recorded in the Douglas County Clerk and Recorder's Office at Reception No. 2014065019.

C. The Town and the Property Owner entered into the Second Amendment to the Amended and Restated Annexation Agreement Cottonwood Highlands on January 19, 2016 (the "Second Amendment") which Agreement was recorded in the Douglas County Clerk and Recorder's Office at Reception No. 2017037065.

D. The Property Owner entered into this Third Amendment to the Amended and Restated Annexation Agreement Cottonwood Highlands on August 21, 2017 (the "Third Amendment"), which Agreement was recorded in the Douglas County Clerk and Recorder's Office at Reception No. 2017058580.

E. The Town and the Property Owner desire to enter into the Fourth Amendment to the Amended and Restated Annexation Agreement Cottonwood Highlands to modify certain road obligations, to the extent provided herein

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Town and the Property Owner hereby agree to this Fourth Amendment as follows:

Section 1. Subparagraph 5.a.6)b. of the Annexation Agreement is hereby amended to provide as follows:

6) Cottonwood Drive Improvements East of Jordan Road.

* * *

b) Final Improvements. The south half of Cottonwood Drive from Jordan Road to Apache Plume Drive, including curb, gutter, drainage improvements and sidewalk on the south side of Cottonwood Drive, as a full Arterial Roadway, including any necessary intersection improvements and auxiliary lanes, as determined by the Town, according to the Town of Parker Roadway Design and Construction Criteria Manual, as amended, prior to the release of the first certificate of occupancy on the PA-5 Property. In the event that the Town determines to build the Final Improvements to Cottonwood Drive east of Jordan Road prior to the release of the first certificate of occupancy on the PA-5 Property, the Property Owner shall pay to the Town one hundred percent (100%) of the actual cost to design and construct these improvements (which amount shall increase annually commencing on the date on which the improvements are completed and open for use by the public, by the U.S. Bureau of Labor Statistics Consumer Price Index for Denver-Boulder, All Items, All Urban Consumers, or its successor index, for a maximum of ten (10) years), at the time of the release of the first certificate of occupancy on the PA-5 Property.

Section 2. Subparagraph 5.e. of the Annexation Agreement is hereby amended to provide as follows:

e. Road Improvements adjacent to the PA-4 and PA-6 Property.

1) PA-4 Property. The Property Owner shall construct a full modified collector roadway, with sixty (60) feet of right-of-way and thirty-four (34) feet of pavement exclusive of curb & gutter, which shall include two 5-foot bike lanes, with curb & gutter and attached 5-foot sidewalks on both sides of the roadway, with no residential driveways fronting this roadway, from Cottonwood Drive to Parker House Road, including curb, gutter, sidewalk, streetscape and drainage improvements, according to the Town of Parker Roadway Design and Construction Criteria Manual, as amended, prior to the first certificate of occupancy, temporary or otherwise, for any nonresidential or multifamily building, or prior to the issuance any building permit for any building that is single-family detached or attached duplex unit on the PA-4 Property.

2) PA-5 Property and PA-6 Property. The Property Owner shall construct a full modified collector roadway, as described in Paragraph 5.e.1), from Cottonwood Drive to Parker House Road, including curb, gutter, streetscape, sidewalk and drainage improvements, according to the Town of Parker Roadway Design and Construction Criteria Manual, as amended, prior to the release of the first certificate of occupancy, temporary or otherwise, for any nonresidential or multifamily building, or prior to the issuance any building permit for any building that is single-

family detached or attached duplex unit on the PA-5 Property or PA-6 Property, whichever occurs first.

Section 3. The Town and the Property Owner further acknowledge and agree that the Annexation Agreement has not been amended, except as provided in the First Amendment, the Second Amendment, the Third Amendment and this Fourth Amendment.

Section 4. The Fourth Amendment shall be recorded with the Clerk and Recorder of Douglas County, Colorado, and shall touch, attach to and run with the land described in Second Replacement Exhibit B, and the benefits and burdens of the First Amendment, Second Amendment, Third Amendment, Fourth Amendment and the Annexation Agreement shall be binding upon and shall inure to the benefit of the heirs, successors, and permitted assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have signed this Fourth Amendment as of the date set forth above.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

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PROPERTY OWNER:

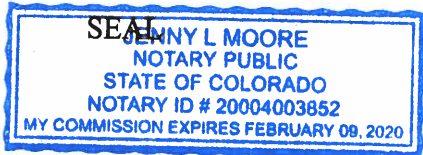
C & J LAND INVESTMENTS, LLC

Clay Carlson
Clay Carlson, Manager

STATE OF COLORADO)
)ss.
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 4th day of February 2019, by Clay Carlson, as Manager, of C & J Land Investments, LLC.

My commission expires: 02/09/2020



Jenny L. Moore
Notary Public

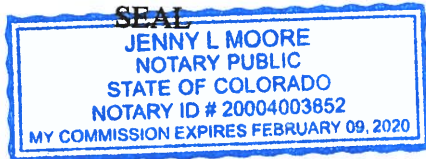
S & L LAND INVESTMENTS, LLC

Scott L. Carlson
Scott L. Carlson, Manager

STATE OF COLORADO)
)ss.
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 4th day of February 2019, by Scott L. Carlson, as Manager, of S & L Land Investments, LLC.

My commission expires: 02/09/2020



Jenny L. Moore
Notary Public

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K & H LAND INVESTMENTS, LLC

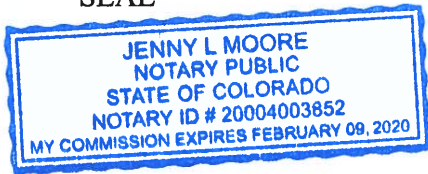

Kent D. Carlson, Manager

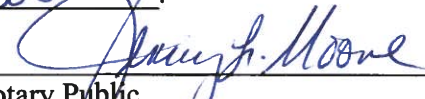
STATE OF COLORADO)
)ss.
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 4th day of February, 2019, by Kent D. Carlson, as Manager, of K & H Land Investments, LLC.

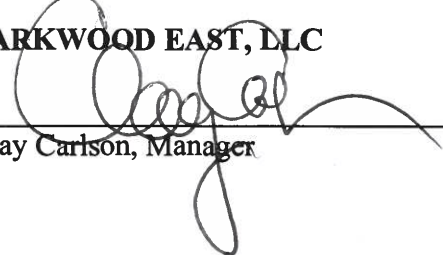
My commission expires: 02/09/2020.

SEAL




Notary Public

PARKWOOD EAST, LLC

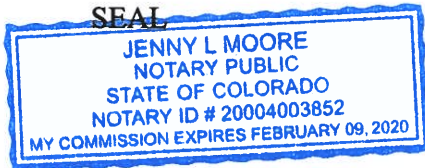

Clay Carlson, Manager

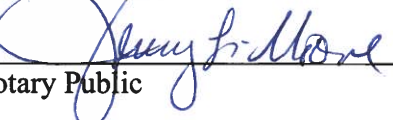
STATE OF COLORADO)
)ss.
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 4th day of February, 2019, by Clay Carlson, as Manager, of Parkwood East, LLC.

My commission expires: 02/09/2020.

SEAL




Notary Public

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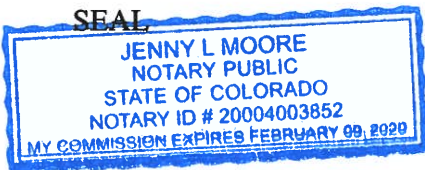
SCOTT CARLSON

[Signature]

STATE OF COLORADO)
COUNTY OF Adams)ss.

The foregoing instrument was acknowledged before me this 4th day of February, 2019, by Scott Carlson.

My commission expires: 02/09/2020.



Jenny L. Moore
Notary Public

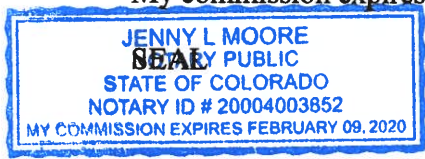
KENT CARLSON

[Signature]

STATE OF COLORADO)
COUNTY OF Adams)ss.

The foregoing instrument was acknowledged before me this 4th day of February, 2019, by Kent Carlson.

My commission expires: 02/09/2020.



Jenny L. Moore
Notary Public

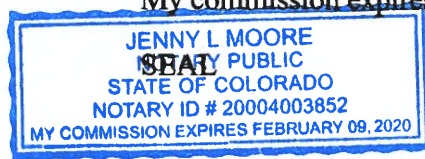
CLAY CARLSON

[Signature]

STATE OF COLORADO)
COUNTY OF Adams)ss.

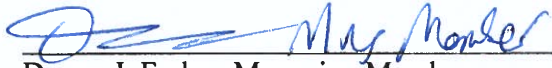
The foregoing instrument was acknowledged before me this 4th day of February, 2019, by Clay Carlson.

My commission expires: 02/09/2020.



Jenny L. Moore
Notary Public

**COLORADO VENTURES I, LLC, a Florida
limited liability company**


Donna J. Fudge, Managing Member

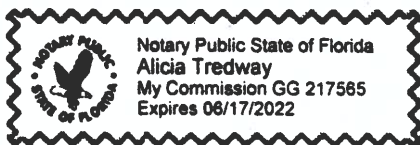
STATE OF FLORIDA)
)ss.
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 1st day of February, 2019, by Donna J. Fudge, as Managing Member, of Colorado Ventures I, LLC, a Florida limited liability company.

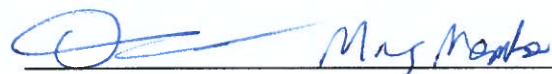
My commission expires: 06/17/2022.

SEAL


Notary Public



**COLORADO VENTURES III, LLC, a Florida
limited liability company**

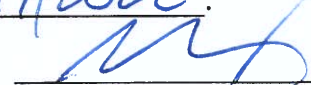

Donna J. Fudge, Managing Member

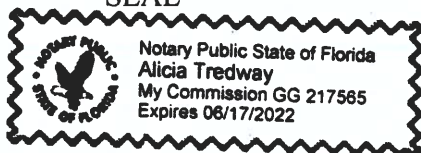
STATE OF FLORIDA)
)ss.
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 1st day of February, 2019, by Donna J. Fudge, as Managing Member, of Colorado Ventures III, LLC, a Florida limited liability company.

My commission expires: 06/17/2022.

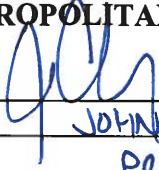
SEAL


Notary Public



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**COTTONWOOD HIGHLANDS
METROPOLITAN DISTRICT NO. 1**

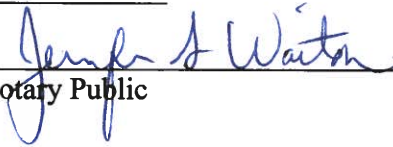

JOHN CHENEY [name/title]
PRESIDENT

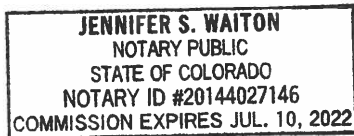
STATE OF COLORADO)
)ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 5th day of February, 2019, by John Cheney, as President, of Cottonwood Highlands Metropolitan District No. 1.

My commission expires: 7-10-22.

SEAL


Notary Public





Request for Town Council Action

Date: February 19, 2019

Submitted By: Chris Hudson, Public Works Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 9.285 - First Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement Between the E-470 Public Highway Authority and the Town of Parker Regarding the Maintenance of Overlapping Facilities

Department: Engineering/Public Works, Chris Hudson

Second Reading: March 4, 2019

EXECUTIVE SUMMARY

This item accompanies an intergovernmental agreement (IGA) between the Town of Parker and the E-470 Public Highway Authority regarding maintenance responsibilities due to overlapping facilities. The IGA documents previous agreements and verbal agreements into a comprehensive written format.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town was contacted by E-470 in 2017 regarding a guardrail that was damaged on Chambers Road at E-470 interchange bridge. This started a dialog between Town staff and E-470 staff regarding maintenance responsibilities at this interchange. The construction of the Chambers Road/E-470 interchange occurred in phases in unincorporated Douglas County and the area was later annexed by the Town. Previous IGAs between Douglas County and E-470 regarding this interchange did not document maintenance responsibilities. In addition, the ownership of the underlying property at the interchange was in question since it was partially constructed before the connecting roadways were built.

Dialog between the E-470 staff and Town staff expanded to include other areas on the E-470 corridor. These discussions identified the need for a comprehensive maintenance agreement

since there were numerous issues/items that required clarification on which agency was responsible for maintaining. The Town and E-470 had previously approved IGAs on traffic signals at the Chambers Road interchange, traffic signals at the Jordan Road interchange and the Cherry Creek Trail but there were still a number of issues that required further clarification. In addition, verbal agreements had been in place for numerous years on some of the maintenance responsibilities which needed to be codified.

Through a collaborative exchange between E-470 staff and Town staff, a comprehensive maintenance listing was agreed to in 2018. This maintenance listing includes references to previous Town/E-470 IGAs but also addresses storm drainage, roadway, bridges, lighting, signage, landscaping and snow/ice control. To supplement the listing, maps were created by Town GIS staff. This comprehensive maintenance agreement will be helpful to current and future Town and E-470 staff. It is anticipated that this IGA will have to be amended from time-to-time in the future as additional development occurs.

E-470 staff is moving forward with the IGA approval and have scheduled it for review/approval at their March 14, 2019 Board meeting.

FINANCIAL IMPACT

Not at this time. The proposed comprehensive maintenance agreement consolidates previous agreements (written and verbal) which will greatly assist both entities maintenance programs. With this agreement, there are items that the Town is agreeing to maintain that were not previously agreed to in the past. However, as part of this agreement, E-470 will also be assuming the responsibility of other items the Town previously maintained. This IGA has a logical shared approach to the long-term maintenance needs of infrastructure and staff believes it is equitable between both agencies.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Ordinance No. 9.285

RECOMMENDED MOTION

I move to approve Ordinance No. 9.285 on first reading and to schedule second reading for March, 4, 2019, as part of the consent agenda.

ORDINANCE NO. 9.285, Series of 2019

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND THE E-470 PUBLIC HIGHWAY AUTHORITY REGARDING THE MAINTENANCE OF OVERLAPPING FACILITIES

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the Intergovernmental Agreement by and between the Town of Parker and the E-470 Public Highway Authority Regarding the Maintenance of Overlapping Facilities, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

INTERGOVERNMENTAL AGREEMENT BETWEEN THE E-470 PUBLIC HIGHWAY AUTHORITY AND THE TOWN OF PARKER REGARDING THE MAINTENANCE OF OVERLAPPING FACILITIES

THIS INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is made and entered into effective this _____ day of _____, 2019, by and between the E-470 PUBLIC HIGHWAY AUTHORITY, a body corporate and political subdivision of the State of Colorado (the “Authority”), and the TOWN OF PARKER, a Colorado home rule municipality (the “Town”). The Authority and the Town may be collectively referred to herein as the “Parties” or individually as a “Party.”

RECITALS

WHEREAS, the Authority and the Town, as Colorado governments, are constitutionally and statutorily empowered pursuant to Colo. Const. Art. XIV, §18, and Colo. Rev. Stat. § 29-1-201, *et seq.*, to cooperate or contract via intergovernmental agreement with one another to provide functions, services or facilities authorized to each cooperating government;

WHEREAS, the Authority was created and organized pursuant to Colo. Rev. Stat. § 43-4-501, *et seq.* (the “Act”), for the purpose of financing the construction, operation, and/or maintenance of the E-470 Public Highway (“E-470”);

WHEREAS, the operation of E-470 by the Authority includes the maintenance of certain facilities that cross or intersect with rights-of-way that are owned by the Town;

WHEREAS, the operation of Town rights-of-way includes the maintenance of certain facilities that cross or intersect with E-470;

WHEREAS, the Authority and the Town agree that it is in their mutual interest to identify their respective rights and obligations in and to the areas that are crossed or intersected by E-470 and Town rights-of-way (the “Common Areas”), in order to avoid conflict and duplication of services, and to agree to the terms for maintaining the Common Areas; and

WHEREAS, the Authority and the Town acknowledge and agree that this Agreement is not intended to address the subject matter of the intergovernmental agreements between the Authority and the Town dated March 1, 2004 (traffic signals at E-470/Jordan Road), January 26, 2012 (traffic signals at E-470/Chambers Road), April 9, 2015 (Cherry Creek Trail maintenance), and November 21, 2016 (extension of the existing E-470 Trail), and that the provisions of these agreements shall remain in full force and effect.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree as follows:

AGREEMENT

The Recitals set forth above are hereby incorporated into the covenants and agreements set forth below.

I. ALLOCATION OF MAINTENANCE RESPONSIBILITY. The Authority and the Town acknowledge and agree to the allocation of maintenance responsibility for the Common Areas, is described in **Exhibit A**, which is attached hereto and incorporated by this reference.

II. MAINTENANCE STANDARDS. The Authority and the Town acknowledge and agree that the portion of the Common Area maintenance allocated to the Authority will be maintained according to the standards adopted by the Authority. The Authority and the Town acknowledge and agree that the portion of the Common Area maintenance allocated to the Town will be maintained according to the standards adopted by the Town.

III. MINIMUM MAINTENANCE STANDARDS. The Authority and the Town acknowledge and agree that nothing in this Agreement shall create an obligation for the Authority or the Town to provide a minimum level of maintenance.

IV. NOTICES. Any notice required or permitted to be given hereunder shall be deemed given and received: (i) two business days after mailing by United States certified mail, return receipt requested, postage prepaid, (ii) one business day after deposit prepaid with a reputable overnight courier for next day delivery, (iii) upon personal delivery during regular business hours, properly addressed as follows:

If to the Town: Town of Parker
Attn: Town Administrator
20120 E. Mainstreet
Parker, Colorado 80138

If to the Authority: E-470 Public Highway Authority
Attention: Executive Director
Administrative Headquarters Facility
22470 East 6th Parkway
Aurora, Colorado 80018

Either Party may change its address for the purposes of notice by giving written notice of such change to the other Party, in any manner above specified.

V. MISCELLANEOUS.

A. Governing Law and Venue. The Parties hereto agree that exclusive jurisdiction and venue for the resolution of any dispute relating to this Agreement shall lie in the District Court for Douglas County, State of Colorado.

B. Entire Agreement. This Agreement constitutes the entire agreement between the parties relating to the subject matter thereof and there are no prior or contemporaneous

agreements, either oral or written, relating to the subject matter hereof except as expressly set forth herein.

C. Agreement Modification. The Agreement may not be amended, altered, or otherwise changed except by a written agreement between the Parties.

D. Counterpart Execution. This Agreement may be executed in one or more counterparts, each of which when executed shall be deemed an original, all of which together shall constitute one and the same instrument. Executed copies hereof may be delivered by electronic delivery and, upon receipt, shall be deemed originals and binding upon the Parties.

E. Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to the Authority or the Town or their respective officials, employees, contractors, or agents, or any other person acting on their behalf and, in particular, governmental immunity that may be afforded or available to the Authority or the Town pursuant to the Colorado Governmental Immunity Act, Colo. Rev. Stat. § 24-10-101, *et seq.*

F. Nonassignability. The Town may not assign its rights or delegate its duties hereunder without the prior written consent of the Authority. The Authority may assign its rights or delegate its duties hereunder without the prior written consent of the Town.

G. Payment of Tolls. The Town understands and agrees that the Town, its subcontractors, vendors and employees shall pay all tolls incurred by them during the term of this Agreement.

H. Headings for Convenience. The headings and captions in this Agreement are intended solely for the convenience of reference and shall be given no effect in the construction or interpretation of this Agreement.

I. No Waiver. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other of the provisions of this Agreement, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided herein, nor shall the waiver of any default hereunder be deemed a waiver of any subsequent default hereunder.

J. Recordation. The Parties agree that this Agreement may be recorded in the records of the Clerk and Recorder for Douglas County.

K. Runs with the Land. The rights and responsibilities set forth in this Agreement are intended to be covenants with respect to the real property so indicated and are to run with the land.

L. Binding Agreement. The benefits and burdens of this Agreement shall inure to and be binding upon on the heirs, executors, administrators, successors, and assigns of the Parties.

M. Definitions and Interpretations. Except as otherwise provided herein, nouns, pronouns and variations thereof shall be deemed to refer to the singular or plural, and masculine or feminine, as the context may require. Any reference to a policy, procedure, law, regulation,

rule or document shall mean such policy, procedure, law, regulation, rule or document as it may be amended from time to time.

N. Survival of Representations. Each and every covenant, promise, and payment contained in this Agreement shall survive each and be binding and obligatory upon each of the Parties and shall not merge into any deed, assignment, covenant, escrow agreement, easement, lease or any other document.

O. Nonseverability. Each Section of this Agreement is intertwined with the others and is not severable unless by mutual consent of the Parties.

P. Effect of Invalidity. If any portion of this Agreement is held invalid or unenforceable for any reason by a court of competent jurisdiction as to either Party or as to both Parties, the Parties will immediately negotiate valid alternative portion(s) that as near as possible give effect to any stricken portion(s).

Q. Appropriation. Pursuant to Colo. Rev. Stat. § 29-1-110, the financial obligations of the Town and the Authority contained herein which are payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available.

R. Recitals. The recitals to this Agreement are incorporated herein by this reference.

[The remainder of this page left intentionally blank. Signatures on following pages.]

IN WITNESS WHEREOF, this Agreement has been executed as of the day and year first written above.

E-470 PUBLIC HIGHWAY AUTHORITY

By: _____
Its: Executive Director

ATTEST:

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____, as Executive Director, and _____, as _____, of the E-470 Public Highway Authority.

WITNESS my hand and official seal.

My commission expires: _____.

Notary Public

APPROVED AS TO FORM:
ICENOGLE | SEAYER | POGUE
A Professional Corporation

General Counsel

Director of Finance

DATE APPROVED BY THE BOARD OF DIRECTORS: _____

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM AND SUFFICIENCY:

James S. Maloney, Town Attorney

EXHIBIT A

Maintenance Responsibilities for the Common Area

Attachments to this Exhibit are maps/visual aids intended to provide supplemental information on the locations identified in this document. The intent of the tabular listing in this Exhibit is to be the primary document regarding identifying maintenance responsibilities. **Attachment 1** is a key-map showing the individual attachments locations in respect to each other.

Green Acres Tributary Crossing (Attachment 2):

Background: A reinforced concrete box culvert (CBC) drainage crossing is located approximately 3,600-feet west of Chambers Road serving the Green Acres Tributary to Happy Canyon Creek. The drainage way is located on private property on the north and south sides of E-470. The south side will develop in the future and may result in a change to Town responsibilities.

Town Responsibilities:

- For the portion outside E-470 Right of Way, the Town will provide partial maintenance of Green Acres Tributary on the north side drainage channel only. The channel is partially within unincorporated Douglas County and partially in the Town's incorporated boundary.

E-470 Responsibilities:

- Reinforced concrete box culvert crossing (CBC) for the Green Acres Tributary including entrance and exit appurtenances.
- Portion of channel inside E-470 Right of Way
- Drainage infrastructure within E-470 Right of Way

Happy Canyon Creek Crossing (Attachment 3):

Background: A twin bridge crossing is located over Happy Canyon Creek approximately 1,300 feet west of Chambers Road.

Town Responsibilities:

- The Town will provide maintenance of the Happy Canyon Creek drainage way.

E-470 Responsibilities:

- Bridge structures including structural repairs and expansion devices (E-470 is the owner of these parallel bridge structures)

- Drainage infrastructure within E-470 Right of Way

Other Responsibilities:

- The Happy Canyon Trail is maintained by the Compark Business Campus Metro District.

Chambers Road/E-470 Interchange (Attachment 4):

Background: E-470 existed at this location prior to Douglas County/Town improvements in the area and Chambers Road construction lagged E-470. The Chambers Road/E-470 interchange is located exclusively on E-470 right-of-way. Chambers Road is a Town north-south arterial roadway at this location that is elevated (on a bridge structure) above E-470 mainline at this location. The E-470 mainline and the interchange on/off ramps are the responsibility of E-470.

Town Responsibilities (Chambers Road Only):

- Snow and ice control
- Pavement markings (long line and crosswalks)
- Pavement Maintenance: Preventative roadway maintenance work such crack seal and slurry/chip seal without coordination with E-470. Any rotomill/repaving operations involving the bridge including approach slabs would need to be coordinated with E-470 as it may affect the structure. Pavement maintenance outside of the limits of the bridge including reconstruction, rotomilling and repaving operations is the responsibility of the Town.
- Sweeping
- Traffic signals: Previously documented in a 2012 IGA between E-470/Town, the Town owns and maintains the traffic signals. This includes maintenance of the luminaires mounted on the traffic signal poles and the green painted luminaire poles at the south intersection (located on the northwest and southeast corners of the south intersection).
- Signage except for E-470 tollway guide signage (this signage utilizes a sign support system that the Town does not maintain)
- Mowing of native vegetation adjacent to the roadway
- Surface maintenance of the sidewalk on the bridge structure (e.g. sweeping and snow removal)
- Sidewalk beyond the limits of the bridge structure
- Curb & gutter beyond the limits of the bridge structure
- No storm drainage exists at this interchange, however there is a storm drainage pipe crossing approximately 1,000-feet east of the interchange. The pipe serves a portion of unincorporated Douglas County. Maintenance responsibilities of this pipe is to be determined by E-470 and Douglas County. The Town will operate and maintain the pipe on the north side starting from the E-470 right-of-way (ROW) line.
- Guardrail
- E-470 shall be given 48-hour notice prior to any work that impacts E-470 ramp traffic.

E-470 Responsibilities:

- Bridge structures including structural repairs and expansion devices (E-470 is the owner of these parallel bridge structures)
- Approach slabs
- Bridge railing
- Bridge under deck lighting
- Flood light at bridge abutment walls
- On/off ramps pavement, signage and pavement markings
- On/off ramp lighting (E-470 maintained lighting are grey poles that have a transformer style base)
- Fencing

Other responsibilities:

- The enhanced landscaping in the northwest corner is maintained by Compark Business Campus Metro District in accordance with a separate common use agreement.

Jordan Road/E-470 Interchange (Attachment 5):

Background: Jordan Road existed at this location prior to construction of E-470 at this interchange. The Town of Parker right-of-way (ROW) for Jordan Road exists in this location (north-south) with the E-470 right-of-way abutting it on both sides (east & west). Jordan Road is a Town north-south arterial roadway at this location that is below the elevated E-470 mainline (on bridge structures) at this location. The E-470 mainline and the interchange on/off ramps are the responsibility of E-470.

Town Responsibilities (Jordan Road only):

- Snow and ice control
- Pavement markings (long line and crosswalks)
- All pavement maintenance including reconstruction, rotomilling, repaving crack seal, slurry/chip seal operations.
- Sweeping
- Traffic signals: Previously documented in a 2004 IGA between E-470/Town, the Town owns and maintains the traffic signals. This includes maintenance of the luminaires mounted on the traffic signal poles and the advance trail crossing beacon assembly on the northbound off-ramp (located at the southwest quadrant of the interchange).
- Signage except for E-470 tollway guide signage (trailblazers) (this signage utilizes a sign support system that the Town does not maintain)
- Mowing of native vegetation adjacent to the roadway
- Sidewalk
- Curb & gutter
- Storm drainage and inlets at the southern signalized intersection. The Town is responsible for the drainage system under Jordan Road including the Type R inlets.

- E-470 shall be given 48 hour notice prior to any work that impacts E-470 ramp traffic

E-470 Responsibilities:

- Bridge structures including structural repairs, slope paving and expansion devices (E-470 is the owner of these parallel bridge structures)
- Bridge railing and guardrail (This is located only on the E-470 mainline)
- Bridge under deck lighting
- Flood light at bridge abutment walls
- On/off ramps pavement, signage and pavement markings
- Fencing
- Landscaping & retaining walls (E-470 has landscaping at the northwest, southwest, northeast and southeast corners of the bridge structures)
- Drainage system west of Jordan Road that crosses E-470 including box culvert.
- All other drainage infrastructure within E-470 Right of Way.
- On/off ramp lighting (E-470 maintained lighting are grey poles that have a transformer style base)

Drainage Crossing West of Cherry Creek (Attachment 6):

Background: A 48-inch reinforced concrete pipe (RCP) drainage crossing is located west of Cherry Creek and approximately 2,400-feet east of Jordan Road. The pipe is located on Town owned property at the disc golf park on the south side and on E-470 property on the north side.

Town Responsibilities:

- Drainage swales and vegetation on south side up to the pipe opening
- Drainage swales and vegetation on north side from outfall to just downstream of the Cherry Creek regional trail crossing
- Cherry Creek Regional Trail including snow removal

E-470 Responsibilities:

- Reinforced concrete pipe (RCP) for entire length under E-470
- Drainage swales on north side from Cherry Creek regional trail crossing to confluence with Cherry Creek

Cherry Creek Crossing (Attachment 7):

Background: A triple bridge crossing is located over Cherry Creek west of Parker Road (State Highway 83). The Cherry Creek Regional Trail crosses under these structures near the west abutments.

Town Responsibilities:

- Cherry Creek Regional Trail including snow removal, mowing and sweeping. Previously documented in a 2015 IGA between E-470/Town.

E-470 Responsibilities:

- Drainage infrastructure within E-470 Right of Way
- Bridge structures including structural repairs and expansion devices (E-470 is the owner of these bridge structures)
- Bridge under deck lighting.

Parker Road (State Highway 83)/E-470 Interchange (Attachment 8):

Background: The Parker Road (State Highway 83) and E-470 interchange has existing intergovernmental agreement(s) between the Colorado Department of Transportation (CDOT) and E-470 regarding maintenance. These agreement(s) include traffic signals, lighting, pavement markings, signage and storm water infrastructure. The Town currently maintains the traffic signals at this interchange via a multi-year contract with CDOT. Therefore, the proposed IGA between E-470 and Parker regarding maintenance does not address this interchange area.

Cottonwood Drive/E-470 Grade Separation (Attachment 9):

Background: E-470 existed at this location prior to Town improvements in the area and Cottonwood Drive construction lagged E-470. The Cottonwood Drive/E-470 grade separation (no interchange) is located exclusively on E-470 right-of-way. Cottonwood Drive is a Town east-west arterial roadway that is below the elevated E-470 mainline (on twin bridge structures) at this location. The E-470 mainline is the responsibility of E-470.

Town Responsibilities (Cottonwood Drive Only):

- Snow and ice control
- Pavement markings
- All pavement maintenance including reconstruction, rotomilling, repaving crack seal, slurry/chip seal operations.
- Sweeping
- Signage
- Mowing of native vegetation adjacent to the roadway
- Sidewalk
- Curb & gutter
- Storm drainage parallel and under Cottonwood Drive

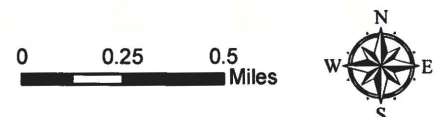
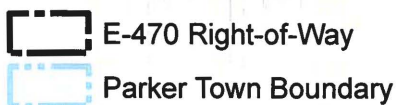
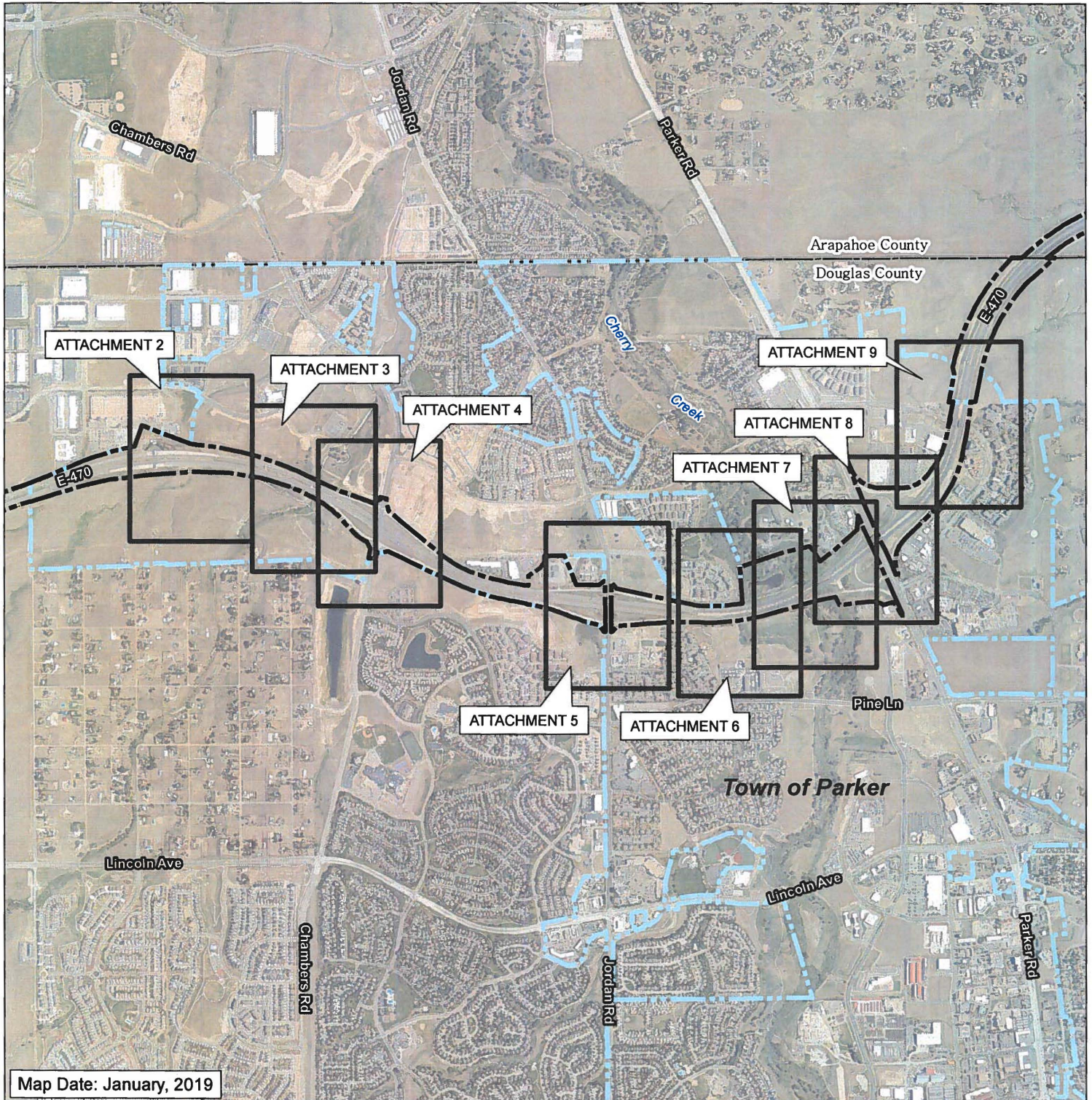
E-470 Responsibilities:

- Bridge structures including structural repairs, slope paving and expansion devices (E-470 is the owner of these parallel bridge structures)

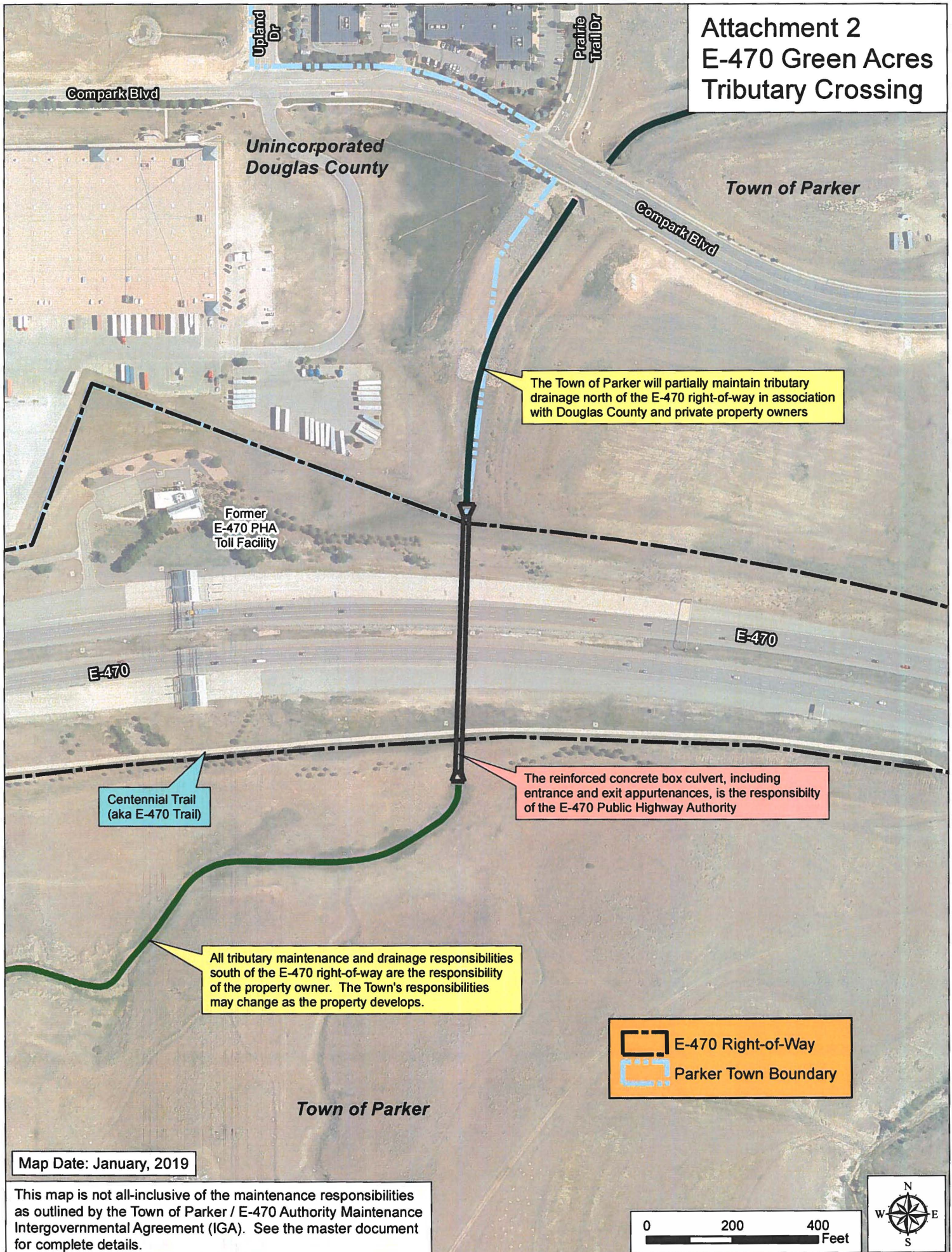
- Bridge railing and guardrail (This is located only on the E-470 mainline)
- Bridge under deck lighting
- Fencing
- Retaining wall and inlet at northeast corner of the grade separation. The retaining wall and inlet are required to handle the drainage from E-470 to the north of Cottonwood Drive.

Attachment 1

E-470 Right-of-Way Within the Town of Parker



Attachment 2 E-470 Green Acres Tributary Crossing



Attachment 3 E-470 Happy Canyon Creek Crossing

Compark Blvd

Town of Parker

E-470 Tollway Responsibilities for the E-470 Authority include, but are not limited to:

- All pavement maintenance (general and major) of E-470 Tollway mainline including all ramps
- Bridge structures; including all structural repairs, slopes, expansion devices, railings, floodlights, and underdeck lighting
- All storm drainage infrastructure and swales within E-470 ROW
- All signage, pavement markings, lighting, guardrails, and fencing on mainline and ramps

The Town of Parker will provide maintenance of the Happy Canyon Creek drainage way

The Happy Canyon Trail is maintained by the Compark Business Campus Metro District

E-470

E-470 Ramp

Happy Canyon Creek

Centennial Trail
(aka E-470 Trail)

E-470 Ramp

E-470

SEE MAP
ATTACHMENT 4

- E-470 Right-of-Way
- Happy Canyon Creek
- Trail Undercrossing
- Bridge Structure
- Parker Town Boundary

Town of Parker

Chambers Rd

Map Date: January, 2019

This map is not all-inclusive of the maintenance responsibilities as outlined by the Town of Parker / E-470 Authority Maintenance Intergovernmental Agreement (IGA). See the master document for complete details.

0 200 400 Feet



Attachment 4 Chambers Road and E-470 Interchange

-  E-470 Right-of-Way
-  Traffic Signal Pole
-  Bridge Structure
-  Chambers Rd (generalized) ROW
-  Enhanced Landscaping
-  Parker Town Boundary

Town of Parker

Cottonwood Dr

Chambers Rd

Chambers Road Responsibilities for the Town of Parker include, but are not limited to:

- All pavement maintenance outside the limits of the bridge approach slabs including reconstruction, rotomilling, repaving, crack seal, slurry chip seal and other preventative surface maintenance operations. Pavement maintenance will be limited to preventative maintenance on the bridge surface.
- Snow and ice control; pavement markings; sweeping; and mowing (adjacent to Chambers Rd only)
- Guardrails on Chambers Road
- Traffic signals (see separate 2012 IGA)
- Sidewalk routine maintenance, including on bridge deck
- Signage, excluding E-470 guidance signs

Enhanced landscaping maintained by the Compark Business Campus Metro District via a separate agreement with the E-470 PHA

SEE MAP
ATTACHMENT 3

Storm pipe maintained by
Town of Parker

E-470 Tollway Responsibilities for the E-470 Authority include, but are not limited to:

- All pavement maintenance (general and major) of E-470 Tollway mainline including all ramps
- Bridge structures; including all structural repairs, slopes, approach slabs, expansion devices, railings, floodlights, and underdeck lighting
- All storm drainage infrastructure and swales within E-470 ROW
- All signage, pavement markings, lighting, guardrails, and fencing on mainline and ramps

Centennial Trail
(aka E-470 Trail)

Storm pipe responsibilities to be determined
by E-470 Authority and Douglas County

*Unincorporated
Douglas County*

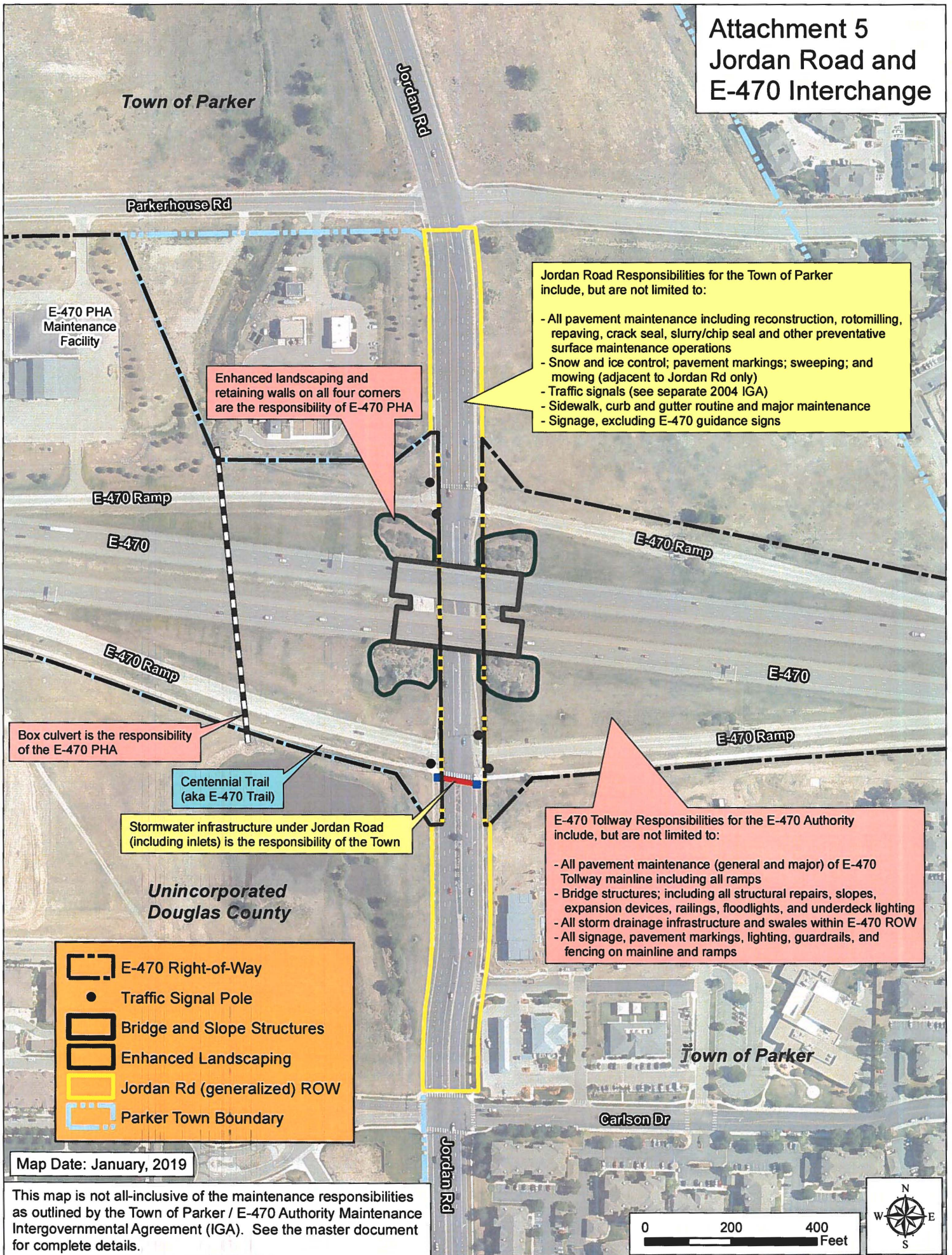
Map Date: January, 2019

This map is not all-inclusive of the maintenance responsibilities as outlined by the Town of Parker / E-470 Authority Maintenance Intergovernmental Agreement (IGA). See the master document for complete details.

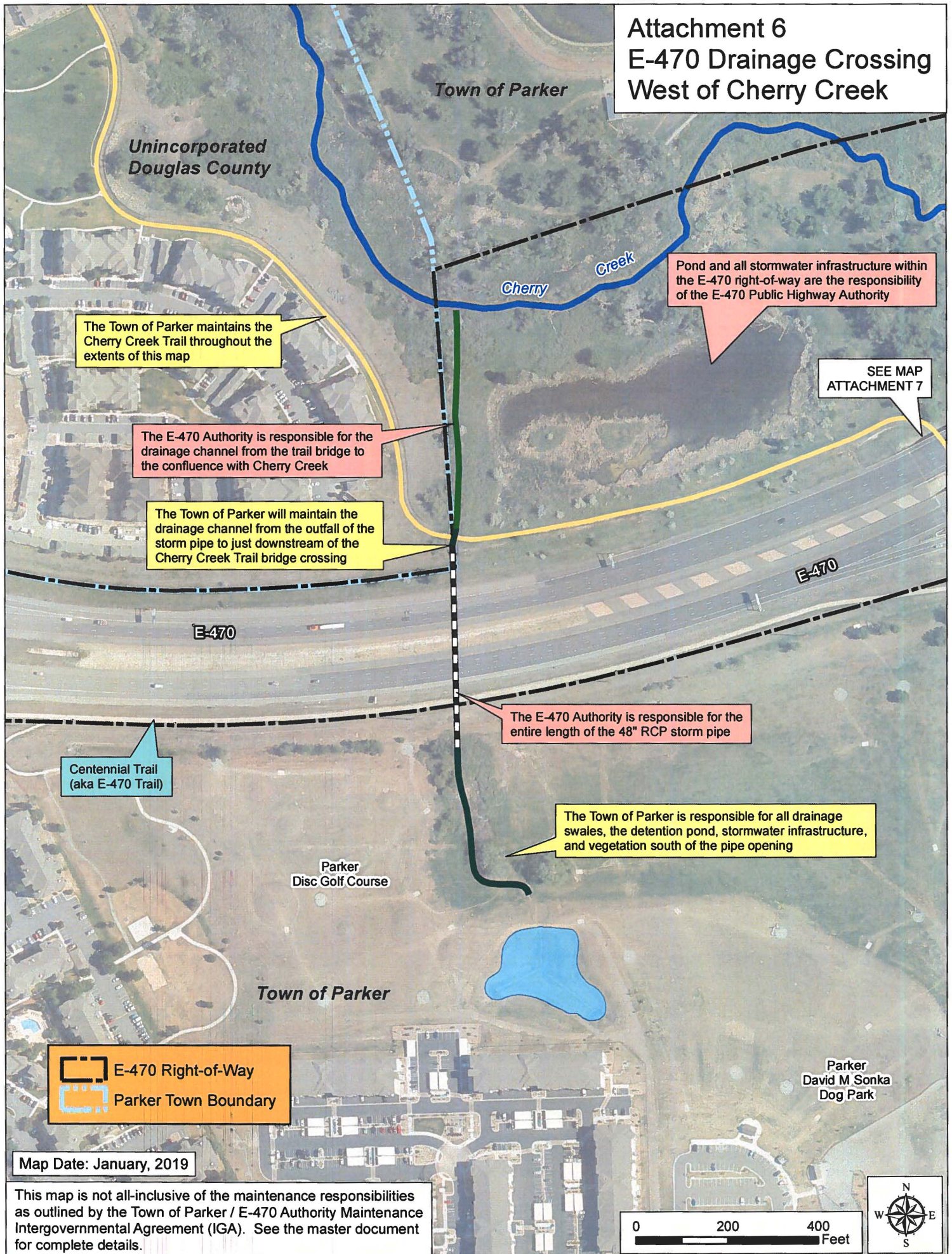
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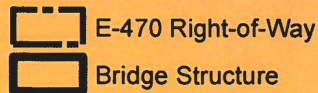
Attachment 5 Jordan Road and E-470 Interchange



Attachment 6 E-470 Drainage Crossing West of Cherry Creek



Attachment 7 E-470 Crossing of Cherry Creek



Parker Rd

SEE MAP
ATTACHMENT 8

The Town of Parker maintains the
Cherry Creek Regional Trail within the
E-470 ROW. See separate 2015 IGA.

Centennial Trail
(aka E-470 Trail)

E-470 Tollway Responsibilities for the E-470 Authority
include, but are not limited to:

- All pavement maintenance (general and major) of E-470 Tollway mainline including all ramps
- Bridge structures; including all structural repairs, slopes, expansion devices, railings, floodlights, and underdeck lighting
- All storm drainage infrastructure and swales within E-470 ROW
- All signage, pavement markings, lighting, guardrails and fencing on mainline and ramps

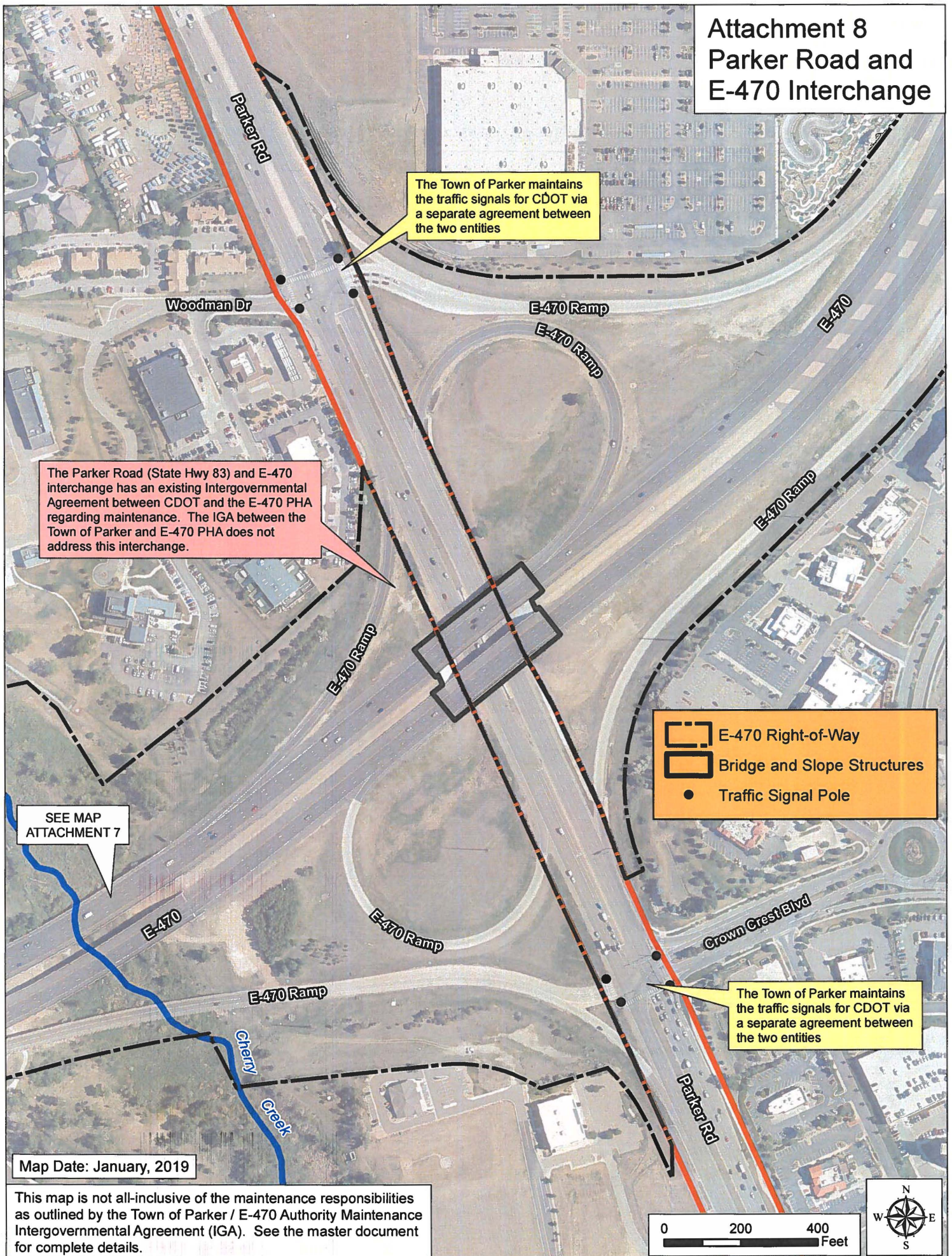
Map Date: January, 2019

This map is not all-inclusive of the maintenance responsibilities as outlined by the Town of Parker / E-470 Authority Maintenance Intergovernmental Agreement (IGA). See the master document for complete details.

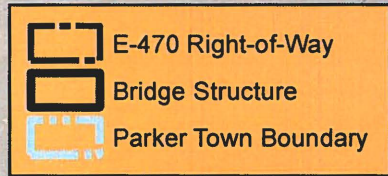
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Attachment 8 Parker Road and E-470 Interchange



Attachment 9 Cottonwood Drive at E-470 Grade Separation



Town of Parker

Unincorporated
Douglas County

City of Aurora

The stormwater infrastructure crossing under E-470 and the detention pond to the east of the E-470 ROW are the responsibility of the Town of Parker

The E-470 Authority is responsible for the stormwater channel, inlet, pipe, and retaining wall on the northeast corner

Cottonwood Drive Responsibilities for the Town of Parker through the E-470 ROW include, but are not limited to:

- All pavement maintenance including reconstruction, rotomilling, repaving, crack seal, slurry/chip seal and other preventative surface maintenance operations.
- Snow and ice control; pavement markings; and sweeping
- Signage
- Curb and gutter

E-470 Tollway Responsibilities for the E-470 Authority include, but are not limited to:

- All pavement maintenance (general and major) of E-470 Tollway mainline including all ramps
- Bridge structures; including all structural repairs, slopes, expansion devices, railings, floodlights, and underdeck lighting
- All storm drainage infrastructure and swales within E-470 ROW
- All signage, pavement markings, lighting, guardrails and fencing on mainline and ramps

Town of Parker

Map Date: January, 2019

This map is not all-inclusive of the maintenance responsibilities as outlined by the Town of Parker / E-470 Authority Maintenance Intergovernmental Agreement (IGA). See the master document for complete details.

0 200 400 Feet





Request for Town Council Action

Date: February 19, 2019

Submitted By: Jim Maloney, Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 19-010**
A Resolution to Amend Resolution No. 04-092, Series of 2004, to Approve the Revised Bylaws for the Parker Special Licensing Authority

Department: **Town Clerk, Carol Baumgartner**
Town Attorney, Jim Maloney

EXECUTIVE SUMMARY

The Town of Parker Special Licensing Authority (the "Authority") amended its Bylaws to change the meeting time, subject to approval of the revised Bylaws by Town Council.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Section 5.08.080 of the Parker Municipal Code authorizes the Authority to adopt by resolution its own bylaws (the "Bylaws"), subject to approval of the Town Council, and in conformity with applicable statutes and ordinances. The Bylaws of the Authority were adopted by Town Council on December 13, 2004.

The Authority amended Section 1.2, Subsection A., of its Bylaws to change the meeting time from 7:00 p.m. to 6:30 p.m., by Resolution No. 2019-003, Series of 2019. The Town Council will need to approve the revised Bylaws of the Authority, in order for the meeting time to change.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Resolution No. 19-010

RECOMMENDED MOTION

I move to approve Resolution No. 09-010, as part of the consent agenda.

RESOLUTION NO. 19-010, Series of 2019

TITLE: A RESOLUTION TO AMEND RESOLUTION NO. 04-092, SERIES OF 2004, TO APPROVE THE REVISED BYLAWS FOR THE PARKER SPECIAL LICENSING AUTHORITY

WHEREAS, Section 5.08.080 of the Parker Municipal Code authorizes the Town of Parker Special Licensing Authority (the "Authority") to adopt by resolution its own bylaws (the "Bylaws"), subject to approval of the Town Council, and in conformity with applicable statutes and ordinances;

WHEREAS, the Bylaws of the Authority were adopted by Town Council on December 13, 2004, by Resolution No. 04-092, Series of 2004;

WHEREAS, the Authority, by Resolution No. 2019-003, Series of 2019, amended Section 1.2, Subsection A., of its Bylaws to change the meeting time from 7:00 p.m. to 6:30 p.m.; and

WHEREAS, the Town Council of the Town of Parker desires to approve the amended Bylaws of the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby approves the amended Bylaws of the Authority, as amended by Authority Resolution No. 2019-003, Series of 2019.

RESOLVED AND PASSED this _____ day of _____, 2019.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk



Request for Town Council Action

Date: February 19, 2019

Submitted By: Jim Maloney, Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 19-011**
A Resolution to Appoint the Officers to the Greater Parker Foundation

Department: Town Attorney, Jim Maloney

EXECUTIVE SUMMARY

Officers of the Greater Parker Foundation are appointed by Town Council by resolution.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Amy Holland was the President and Secretary of the Greater Parker Foundation (the "GPF"), until her term on Town Council ended on December 17, 2018. Debbie Lewis is the Vice President and and Treasurer of the GPF. Officers of the GPF need to be appointed to replace Amy Holland.

If the Town Council approves Resolution No. 19-011, Debbie Lewis will be appointed the President and Secretary, and Jeff Toborg will be appointed the Vice President and Treasurer of the GPF.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 19-011

RECOMMENDED MOTION

I move to approve Resolution No. 19-011, as part of the consent agenda.

RESOLUTION NO. 19-011, Series of 2018

TITLE: A RESOLUTION TO APPOINT THE OFFICERS TO THE GREATER PARKER FOUNDATION

WHEREAS, Amy M. Holland was the President and Secretary of the Greater Parker Foundation, until her term on Town Council expired on December 17, 2018;

WHEREAS, Debbie Lewis is the Vice President and Treasurer of the Greater Parker Foundation;

WHEREAS, the Town Council of the Town of Parker desires to appoint Debbie Lewis as the President of the Greater Parker Foundation;

WHEREAS, the Town Council desires to appoint Jeff Toborg as the Vice President of the Greater Parker Foundation;

WHEREAS, the Town Council desires to appoint Debbie Lewis as the Secretary of the Greater Parker Foundation; and

WHEREAS, the Town Council desires to appoint Jeff Toborg as the Treasurer of the Greater Parker Foundation.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby appoints Debbie Lewis as the President of the Greater Parker Foundation, as described in **Exhibit A**, which is attached hereto and incorporated by this reference.

Section 2. The Town Council of the Town of Parker hereby appoints Jeff Toborg as the Vice President of the Greater Parker Foundation, as described in Exhibit A.

Section 3. The Town Council of the Town of Parker hereby appoints Debbie Lewis as the Secretary of the Greater Parker Foundation, as described in Exhibit A.

Section 4. The Town Council of the Town of Parker hereby appoints Jeff Toborg as the Treasurer of the Greater Parker Foundation, as described in Exhibit A.

RESOLVED AND PASSED this ____ day of _____, 2019.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT A

Officers of the Greater Parker Foundation

Debbie Lewis, President
Jeff Toborg, Vice President
Debbie Lewis, Secretary
Jeff Toborg, Treasurer



Request for Town Council Action

Date: February 19, 2019

Submitted By: Tom Gill, Associate Project Manager
Chris Hudson, Public Works Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **2019 Townwide Roadway Reconstruction Program (CIP 19-004)**

Amount: **\$1,247,629.10**

Contractor: **T & M Construction, LLC**

Department: **Engineering/Public Works, Tom Gill**

EXECUTIVE SUMMARY

Award of a trade contractor agreement with T & M Construction, LLC for the 2019 Townwide Roadway Reconstruct Program (CIP 19-004) project for \$1,247,629.10.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town publicly opened competitive bids on February 5, 2019, for the 2019 Townwide Roadway Reconstruct Program (CIP 19-004) project. Work will include the reconstruction of distressed Stroh Road concrete pavement to a composite asphalt pavement section. The project limits are the westbound lanes on Stroh Road from J Morgan Boulevard to Parker Road (State Highway 83).

Town received bids from four (4) contractors, with T & M Construction, LLC being the lowest responsible bidder. T & M Construction, LLC has completed several capital improvement projects for the Town with the most recent being the 2018 Townwide Roadway Reconstruct Program project. All of their projects were completed on schedule and within budget. Therefore, Town staff recommends moving forward with the contract award. The bids were as follows:

- 1) T & M Construction, LLC - \$1,247,629.10
- 2) Concrete Express - \$1,249,712.65
- 3) Rocky Mt. Excavating - \$1,267,159.30

4) NORAA Conc. Const. - \$1,618,948.90

Engineer's Estimate - \$1,222,000.00

FINANCIAL IMPACT

Funding for this annual roadway maintenance project has been appropriated in the Streets Capital Improvement Projects (301-4310) fund. The Town needs to maintain our roadway investment through annual maintenance activities in order to maximize the usable life.

STRATEGIC GOAL(S)

DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Request for Town Council Action

Date: February 19, 2019

Submitted By: Tom Gill, Associate Project Manager
Chris Hudson, Public Works Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **Motsenbocker Road Widening (CIP 18-009)**

Amount: \$2,833,586.20

Contractor: Concrete Express, Inc.

Department: Engineering/Public Works, Tom Gill

EXECUTIVE SUMMARY

Award of a trade contractor agreement with Concrete Express, Inc., for the Motsenbocker Road Widening project (CIP 18-009) for \$2,833,586.20.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town publicly opened competitive bids on February 5, 2019, for the Motsenbocker Road Widening project (CIP 18-009). Work will include approximately 3,200 feet of roadway widening between Todd Drive to just south of the Haswell Drive intersection to the Town's residential boulevard collector roadway section. The new roadway will be 3-lanes with bike lanes and sidewalk on both sides. The existing concrete pavement will be replaced with of hot mix asphalt pavement. The remaining section of the East-West Trail adjacent to Public Service Company of Colorado (PSCo) electrical substation will also be completed with this project.

The Town received bids from five (5) contractors with Concrete Express, Inc., being the lowest responsible bidder. The contractor has successfully completed several Town projects in the past and is a reputable company. Therefore, Town staff recommends moving forward with the contract award. The bids were as follows:

- 1) Concrete Express, Inc. - \$2,833,586.20
- 2) HEI CIVIL - \$2,994,740.25
- 3) Rocky Mtn. Exc. - \$3,024,059.99

4) Goodland Const. - \$3,927,340.60
5) NORAA Conc. Const. - \$4,680,758.95
Engineer's Estimate - \$3,250,000.00

FINANCIAL IMPACT

The majority of the funding for this roadway improvement project has been appropriated in the Streets capital improvement (301-4310) fund. Additional funding for the East-West Trail segment has been appropriated in the Parks, Recreation and Open Space fund capital improvement (203-4520) fund.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation, as a part of the consent agenda.



Request for Town Council Action

Date: February 19, 2019

Submitted By: Carolyn Parkinson, Planner I
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **LOT 1A, MAINSTREET CENTER, 1ST AMENDMENT -
Site Plan Amendment, The Schoolhouse Plaza and Parking
Lot**

Applicant: Town of Parker
Location: 19650 E. Mainstreet
Department: Community Development, Carolyn
Parkinson
TRAKiT No.: SP18-025

EXECUTIVE SUMMARY

The Town of Parker has been pursuing a phased approach to the renovation of the former Mainstreet Center which is now known as The Schoolhouse. The previous phases have included the renovation of the original, historic school building fronting Mainstreet and the more recent, non-historic annex at the rear of the school building. The final phase is the creation of an outdoor plaza between Ruth Memorial Chapel and The Schoolhouse as well as the renovation of the existing surface parking lot accessible from Pikes Peak Avenue.

The Town is proposing a Site Plan Amendment for the final phase of the project as is required by the Land Development Ordinance. The Site Plan Amendment illustrates the proposed improvements that will create an outdoor plaza for use by residents, visitors and patrons of The Schoolhouse. The proposed parking lot improvements will incorporate landscaping, improve drainage and address maintenance issues.

When this phase of the project is completed, The Schoolhouse will have been completely renovated as a community gathering place, cultural destination and complement to the PACE Center.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker has been advancing the phased renovation of The Schoolhouse complex on Mainstreet in Downtown for the past several years. The purpose of the project is to:

- Renovate the historic school building dating to 1915
- Renovate the non-historic annex at the rear of the school building
- Create an outdoor plaza for public use between Ruth Memorial Chapel and The Schoolhouse
- Repair and improve the existing surface parking lot

The proposed outdoor plaza will replace the existing, temporary area that was established when the driveway connection to Mainstreet was closed in 2016. The proposed parking lot improvements will upgrade the lot to current standards with new drainage, pavement, landscaping, lighting and a sidewalk connecting Pikes Peak Avenue to the rear entrance of the building. The outdoor plaza and parking lot will be built concurrently.

Since 2016, the area between Ruth Memorial Chapel and The School-house has been used for community activities including Parker Arts events, Wine Walks, First Friday Art Exhibits and Farmers Market staging. The proposed Site Plan Amendment will permanently improve this area as an outdoor plaza that may be used for Parker Arts programs, special events and passive recreation as a public gathering place. It will also provide a wider sidewalk along Mainstreet and an inviting entry to The Schoolhouse Annex.

The proposed outdoor plaza, improved parking lot and comprehensive renovation of The Schoolhouse are consistent with the 2015 Mainstreet Master Plan. This includes the Plan recommendation to activate Downtown with arts/cultural uses along Mainstreet, leverage the Town's substantial public investment to promote additional economic development and strengthen The Schoolhouse as a community destination.

The proposed Site Plan Amendment has been planned in consultation with the Town Council and designed with input from staff including those from the Cultural, Community Development, Public Works/Engineering and Parks and Recreation Departments.

FINANCIAL IMPACT

A Trade Contractor Agreement with Iron Woman Construction for General Contracting Services was approved by Town Council on January 28, 2019 in the amount of \$1,257,685.84 plus a 15% contingency for a total potential contract amount of \$1,446,338.72.

STRATEGIC GOAL(S)



FOSTER COMMUNITY
CREATIVITY AND
ENGAGEMENT



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Planning Commission Staff Report
2. Vicinity Map
3. Mainstreet Plaza Site Development Plan
4. Schoolhouse Rendering

RECOMMENDED MOTION

I move to approve, based on staff findings, the site plan amendment to Lot 1A, Mainstreet Center, 1st Amendment, to renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and The Schoolhouse to provide a permanent public gathering space with street furnishings similar to those shown on the submitted sample board.



Planning Commission Staff Report

Planning Commission Date: 1/24/2019

Town Council Date: 2/19/2019

Hearing Type: Public Hearing
SP18-025 Mainstreet Center Amendment 1 Lot 1A Site
Plan Amendment, The Schoolhouse Plaza and Parking
Lot

Location: 19650 Mainstreet

Project Planner: Carolyn Parkinson, Planner

Applicant: Town of Parker

Executive Summary: The Town of Parker is proposing a site plan amendment that will renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and the newly renovated Schoolhouse to provide a permanent public gathering space to compliment the various community activities of the adjoining facilities. The site is located on the south side of Mainstreet between Pikes Peak Drive and Victorian Drive (east intersection).

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the site plan amendment to Mainstreet Center Lot 1A to renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and The Schoolhouse to provide a permanent public gathering space with street furnishings similar to those shown on the submitted sample board.”

ALTERNATIVE MOTIONS

“I move that the Planning Commission recommend that Town Council approve the site plan amendment to Mainstreet Center Lot 1A to renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and The Schoolhouse to provide a permanent public gathering space with street furnishings similar to those shown on the submitted sample board”, subject to the condition contained in staff’s report.

*“I move that the Planning Commission recommend that Town Council deny the site plan amendment to Mainstreet Center Lot 1A to renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and The Schoolhouse to provide a permanent public gathering space with street furnishings similar to those shown on the submitted sample board” as the request does not meet the following approval criteria:”
-List criteria not met (either by staff or Planning Commission)*

“I move that the Planning Commission vote to continue the site plan amendment to Mainstreet Center Lot 1A to renovate the existing parking area behind The Schoolhouse and reconfigure the area between Ruth Memorial Chapel and The Schoolhouse to provide a permanent public gathering space with street furnishings similar to those shown on the submitted sample board” to a future date.”

I. BACKGROUND/DISCUSSION

This proposal will create a public plaza in the area between Ruth Memorial Chapel and The Schoolhouse. The area has most recently served as a temporary plaza and community gathering space. Additionally, this project will reconfigure and rebuild the deteriorating public parking lot behind The Schoolhouse which is accessed from Pikes Peak Avenue. The plaza and the parking lot will be built concurrently.

The Mainstreet access to the proposed plaza area was closed in 2016. Since that time the area has been used for various community events including Town of Parker Wine Walks, First Friday Art exhibits and Parker Arts educational events. This proposal will permanently close this access and provide for a widened sidewalk and landing in front of Ruth Chapel as well as an inviting gateway to the plaza. Closure of this vehicular access is a recommendation of the Mainstreet Master Plan (Improvement 5.43 on page 172).

This project addresses a number of issues on the current site, both functional and aesthetic. The site has drainage issues as well as deterioration of the parking lot due to age. The proposed plaza area is directly adjacent to Mainstreet and will provide for both community activities and a private gathering space to compliment the schoolhouse, theater and chapel.

The proposed site plan has been developed jointly with a number of Town departments including the Cultural Department, Community Development, Public Works and Parks and Recreation. The Trade Contractor Agreement for General Contracting Services for the Schoolhouse Plaza and Parking Lot Project is scheduled for the January 28, 2019 Town Council meeting.



II. PRIOR ACTIONS

Date	Action
	None

III. CURRENT SITE DATA

Existing Zoning	GD - Greater Downtown District		
Overlay District	N/A		
PD & Plan Area	Historic Center		
Master Plan Area	Mainstreet Master Plan Center		
Site Acreage	2.221		
Subdivision	N/A		
Existing Use	Entertainment District		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Mainstreet Master Plan Center	GD - Greater Downtown District	Commercial
South	Mainstreet Master Plan Center	GD - Greater Downtown District	Multifamily Residential
East	Mainstreet Master Plan Center	GD - Greater Downtown District	Undeveloped Mixed Use
West	Mainstreet Master Plan Center	GD - Greater Downtown District	Commercial

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent

Master Plan Character Discussion	The Mainstreet Master Plan envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. Creating a unique character for the built environment in Downtown involves creating high quality, appropriately scaled development, buildings and great public spaces for people to gather. Urban design will focus on buildings that work together to create a sense of place, great streets and connectivity between spaces and places, public art and streetscape (street trees, lighting, furnishings), without limiting a particular style or period of architecture. Creating character, shade, and visual interest for the built environment in Downtown will emphasize the installation of a continuous line of street trees, public art, street furnishings, and hardscape along both sides of Mainstreet.
Consistent Goals/Strategies	Land Use 1A and 1H
Inconsistent Goals/Strategies	None
Staff Analysis	The Mainstreet Master Plan Character Area is described within the Master Plan as providing for a pedestrian friendly environment with an emphasis on great public spaces for people to gather, creating a sense of place and connectivity between spaces and places. The design of the plaza is consistent with the desired character for the area through the use of hardscape, landscaping, public art, and street furnishings. The proposed plaza is designed to accommodate both public events and private gatherings and will complement the educational and entertainment related activities of the theater, The Schoolhouse and Ruth Chapel. The proposal is consistent with the 2035 Master Plan.

V. OTHER MASTER PLANNING DOCUMENTS

OTHER PLANNING DOCUMENTS CONSISTENCY	
Other Planning Documents	Parker Mainstreet Master Plan Choose an item.
Policies/Guidelines/Strategies	Meets the vision and goals for Plan Area and Old Town Choose an item.
Consistency Review	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	The Mainstreet Master Plan includes goals to create a sense of arrival and place. Specific recommendations for the Mainstreet Center include “redesign of the existing access drive as an attractive and pedestrian-oriented

	landscape or entry feature for the adjacent Mainstreet Center and Chapel”. The proposed plaza entrance invites the Mainstreet pedestrian to explore the “place” created by the plaza itself and encourages interaction with the educational and entertainment opportunities of the theater, The Schoolhouse and Ruth Chapel. This proposal is consistent with the Parker Mainstreet Master Plan.
--	--

VI. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 0 Side – None Rear – None Corner – None	No structures are a component of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Density	Density is not a component of this application.		☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	No structures are included in this proposal.		☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	No minimum or maximum lot size		☐ Consistent ☐ Inconsistent ☒ N/A
Lot Coverage	A minimum of ten (10) percent of the total site area shall be designated for landscaping, plazas, pocket parks and/or open space		☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070		☐ Consistent ☒ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050		☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous			☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	The landscaping is currently existing non-conforming. This proposal will significantly improve compliance with the landscape		

	requirements but are subject to limitations due to the following existing conditions on site: • The proposed area of disturbance is not contiguous with the entire site perimeter. • The boundary with Mainstreet has been designed to continue the landscaping design along Mainstreet. • The existing Schoolhouse and theater are located within five (5) feet of the east property boundary. • The adjacent Heath court redevelopment parcel includes significant existing landscaping to help mitigate landscape requirements along this boundary.
--	--

VII. DESIGN REVIEW

The applicable sections of the Commercial, Industrial & Multifamily Design Guidelines emphasize sensitivity to adjacent uses and creative place making design as well as providing a safe and efficient pedestrian and vehicular network. This proposal meets all of these criteria and is consistent with the Commercial, Industrial & Multifamily Design Standards.

VIII. ACCESS & CIRCULATION

Access for the site is from Pikes Peak Avenue. A second access from the vacant parcel to the east has been accommodated in the parking lot design. Reconfiguring the parking area includes more typical drive isles and parking spaces and will also create space for a pedestrian walkway from Pikes Peak Avenue into the site and the south theatre entrance. A walkway and pick-up area along the south side of the theater will improve safety for the Town's residents that frequent the facility.

IX. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Approved
Parker Fire & Life Safety	Advises that a new hydrant will be required in the initial phase of construction.
Public Service Company of Colorado	Advisory comments regarding existing facilities.
Parker Water and Sanitation	Approved
Town of Parker Cultural Department	No Comment
Town of Parker Parks and Recreation	No Comment
Town and Country HOA	No Comment

IREA	Approved
CenturyLink	Approved
Comcast	No Comment
Town of Parker Comprehensive Planning	Advisory comments in support of the proposal

X. CONCLUSION

This proposal will convert the area between the The Schoolhouse and Ruth Chapel into a public space and include pedestrian improvements along Mainstreet that will formalize the closure of the Mainstreet access into the site. It will also correct existing drainage issues on-site and replace the deteriorating public parking lot. The proposal directly addresses the recommendation for the area in the Mainstreet Master Plan and will provide an amenity to downtown and the community. Staff supports the proposal.

XI. ATTACHMENTS

1. Referral Agency Comments
2. Site Development Plan

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director

Carolyn Parkinson

**CenturyLink
Communications 15**

Per attached letter emailed 10.30.18, Robert Rogers at Century Link has no objection to the application.

10/30/2018 2:02:31 PM

Donna George

**Public Service Company of
Colorado 15**

Thank you for your acknowledgement. No further concerns at this time.

11/8/2018 2:21:43 PM

Robert Ramsey

Parker Water and Sanitation District 15

Approved,

11/16/2018 12:14:19 PM

Randy Capra

**FIRE LIFE
SAFETY 10**

The phasing plan does not address the required installation of the new fire hydrant just to the west of the Mainstreet Center. Phase I is to include the new fire hydrant that is to be used to support the newly relocated FDC and the future building to the west.

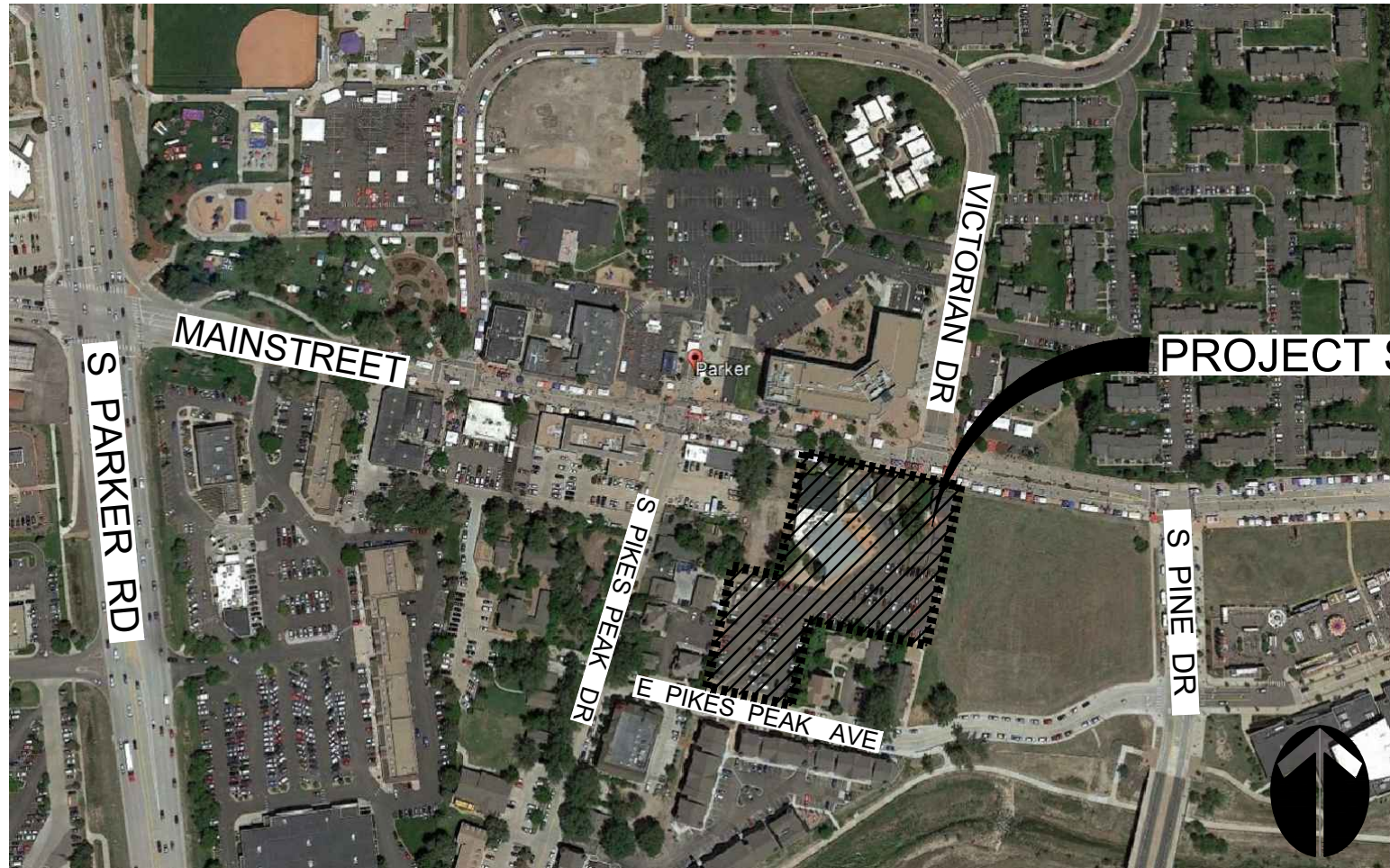
12/12/2018 12:23:28 PM

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

SITE PLAN SUBMITTAL

LEGAL DESCRIPTION:
LOT 1A MAINSTREET CENTER, 1st AMENDMENT



VICINITY MAP

NOT TO SCALE

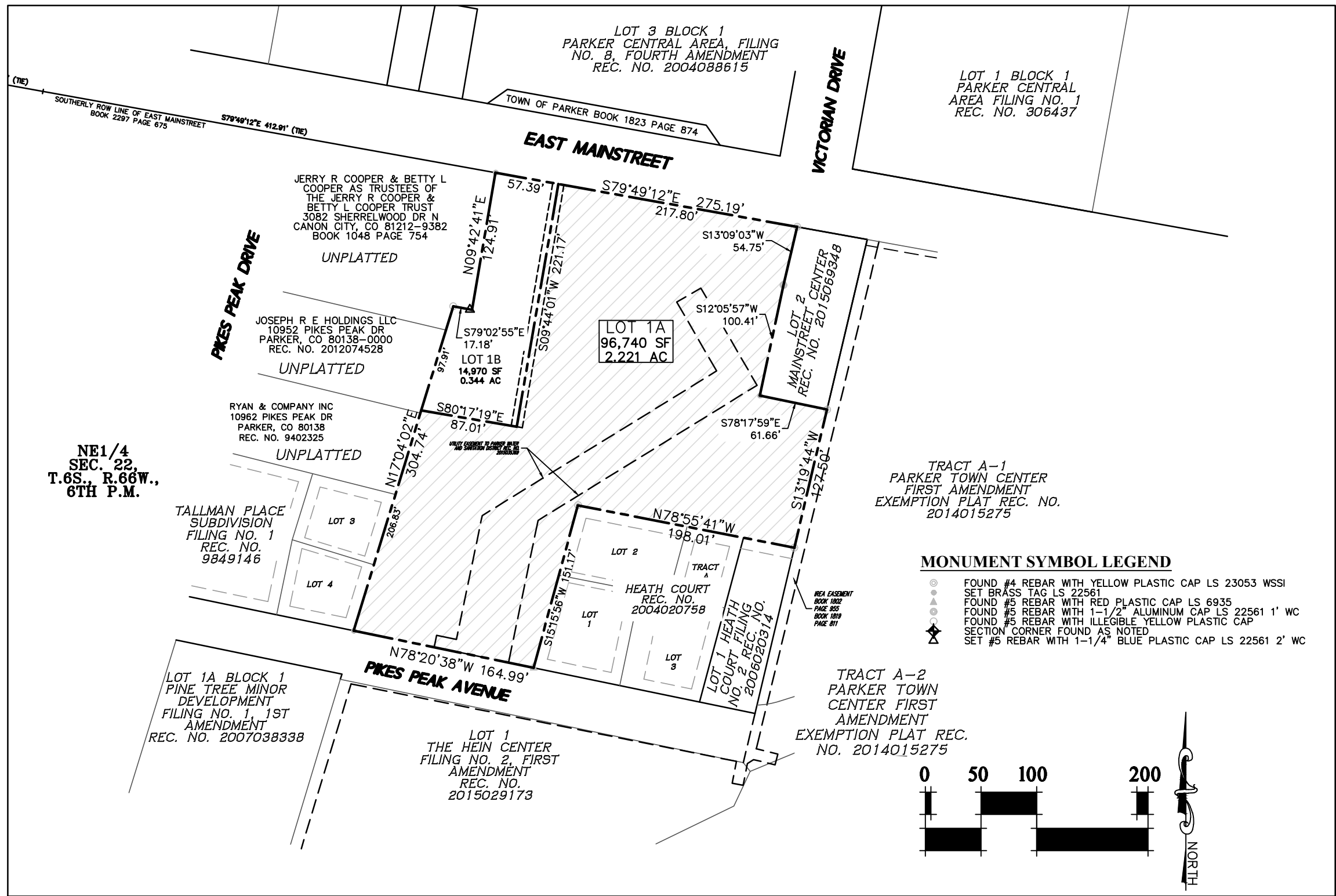
GENERAL NOTES

- Project location: Historic Center of the Greater Downtown District; 19650 East Mainstreet, Town of Parker, Colorado, 80138.
- Existing Improvements survey by Aztec Consultants, Inc., 300 E Mineral Ave., Suite 1, Littleton, Colorado.

SITE DATA

Site Data	Square Feet	% of Total Area
Buildings	13,152 SF	13.59%
Hardscape	20,850 SF	21.55%
Parking	42,894 SF	44.34%
Softscape	19,844 SF	20.52%
Total Site Area	96,740 SF	
Parking	Existing Spaces 119	Proposed Spaces** 115

**Note: Proposed parking spaces include 2 temporary spaces at the south edge of Lot 1B. See Sheet SP1.0. Temporary spaces may be subject to removal to accommodate future redevelopment.



PROJECT SITE MAP

NOT TO SCALE

SHEET INDEX

SHT #	NAME	SHEET TITLE
1	CVR	COVER SHEET
2	EX1	SITE SURVEY
3	SP1.0	SITE & MATERIALS PLAN
4	SP2.0	PLAZA ENLARGEMENTS - LAYOUT PLAN
5	SP3.0	SITE DETAILS
6	SP3.1	SITE DETAILS
7	L1.0	PLANTING PLAN & PLANT SCHEDULE
8	L2.0	PLAZA ENLARGEMENT & PLANTING NOTES
9	L2.1	LANDSCAPE DETAILS
10	L2.3	LANDSCAPE REGULATIONS
11	ES1.0	SITE LIGHTING PLAN
12	EP1.0	SITE PHOTOMETRIC PLAN
13	E2.0	DETAILS & LUMINAIRE SCHEDULES
14	E3.0	LUMINAIRE CUT-SHEETS
SEE CIVIL PLANS FOR MORE SHEETS IN THIS SUBMITTAL		

OWNER

TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138-7335
PHONE: (303) 805-3159
WW.PARKERONLINE.ORG
CONTACT: BOB EXSTROM

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Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ #:
17315.02

DATE
11-21-2018

DESIGNED: MG

DRAWN: MB

CHECKED: MG

REVISIONS:
DHM Project # 17315:
1st Submittal 03-08-2018
2nd Submittal 04-18-2018
3rd Submittal 05-16-2018

DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:

COVER
SHEET

SCALE: N.T.S.
SHEET NUMBER:

CVR

SHEET 1 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

DHM DESIGN

900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

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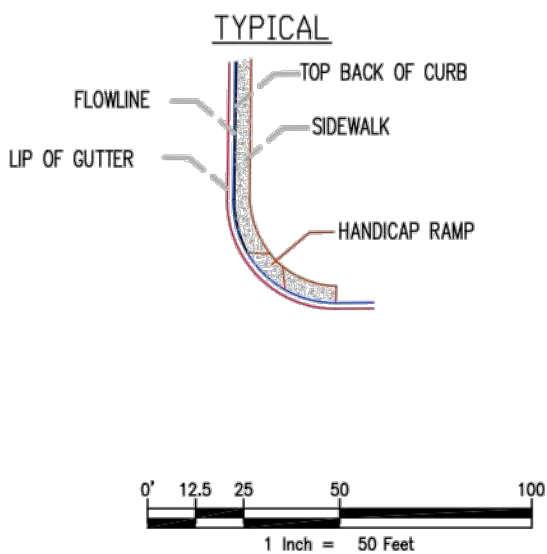
LEGEND

- SANITARY CLEANOUT
- SANITARY MANHOLE
- STORM INLET
- STORM DOWN DRAIN
- STORM MANHOLE
- WATER FIRE HYDRANT
- WATER LINE UNDERGROUND
- WATER VALVE
- ELECTRIC BREAKER BOX
- ELECTRIC CABINET
- ELECTRIC METER
- ELECTRIC UNDERGROUND
- LIGHT POLE
- ELECTRIC VAULT
- TELEPHONE LINE UNDERGROUND
- TELEPHONE PEDESTAL
- FIBER OPTIC UNDERGROUND
- FIBER OPTIC VAULT
- CABLE TV UNDERGROUND
- GAS LINE UNDERGROUND
- GAS METER
- IRRIGATION CONTROL BOX
- IRRIGATION VALVE

- LANDSCAPE EDGE
- LANDSCAPE LIGHT
- TREE CONIFER
- TREE DECIDUOUS
- TREELINE
- FENCE
- HANDICAP RAMP
- SIDEWALK
- FLAGPOLE
- CROWN ROAD
- EDGE ASPHALT
- EDGE CONCRETE
- CURB LIP OF GUTTER
- CURB TOP BACK
- FLOWLINE
- PAN
- PAN FLOWLINE
- LINEMARKING WHITE STRIPE SOLID
- BOLLARD
- DELINEATOR
- SIGN
- BUILDING
- STRUCTURE
- WALL
- CONCRETE
- ASPHALT PAVEMENT
- SANITARY UNDERGROUND
- STORM REINFORCED CONCRETE PIPE
- ELECTRIC TRANSFORMER

GENERAL NOTES

- ALL LINEAL UNITS SHOWN ARE U.S. SURVEY FEET.
- DATE OF SURVEY: THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON JUNE 13, 2017 & JANUARY 24, 2018.
- THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY AZTEC CONSULTANTS, INC UTILITY LOCATES DEPARTMENT ON JUNE 12, 2017.
- THIS TOPOGRAPHY MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT SITE IMPROVEMENTS AND GROUND FEATURES AS THEY EXISTED ON THE DATE SURVEYED.



MAJOR CONTOUR INTERVAL = 5'
MINOR CONTOUR INTERVAL = 1'
DATES OF FIELD SURVEY: JUNE 13, 2017 AND JANUARY 24, 2018

AzTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

(2018)

SURVEY NOTES

BASIS OF BEARINGS
BEARINGS ARE GRID BEARINGS COLORADO COORDINATE SYSTEM NAD 83 CENTRAL ZONE FROM GPS OBSERVATIONS, AND ARE BASED UPON THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AS BEARING S00°39'45"E BETWEEN MONUMENTS DESCRIBED AS FOLLOWS: THE N1/4 CORNER OF SECTION 22 IS A FOUND A 3-1/4" DIAMETER ALUMINUM CAP STAMPED 1990 LS 9133; THE C1/4 CORNER OF SECTION 22 IS A FOUND A 3-1/4" DIAMETER ILLEGIBLE ALUMINUM CAP IN A RANGE BOX.

BENCHMARK: DOUGLAS COUNTY GIS CONTROL POINT 1.090035 BEING A 3 1/4" ALUMINUM CAP LOCATED NEAR THE NORTHEAST CORNER OF THE PARKER CROSSROADS STRIP MALL AT THE INTERSECTION OF S. CROSSROADS DRIVE AND SOUTH PARKER ROAD. MONUMENT IS 4.3 FEET EAST OF THE NORTHERNMOST PARKING SPOT AT THE NORTHEAST CORNER OF THE TREADS BICYCLE SHOP. ELEVATION = 5883.72' (NAVD88)

ALL LINEAL UNITS ARE U.S. SURVEY FEET.

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING = (STATE PLANE NORTHING * 1.0003179891) - 1000000.03'
PROJECT EASTING = (STATE PLANE EASTING * 1.0003179891) - 3000000.03'

Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ # 17315.02 DATE 11-21-2018

DESIGNED: AZTEC
DRAWN: CONSULTANTS
CHECKED: INC

REVISIONS:
DHM Project # 17315:
1st Submittal 03-08-2018
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3rd Submittal 05-16-2018

DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
SURVEY

SCALE: 1"=50'-0"
SHEET NUMBER:

EX.1

SHEET 2 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

MATERIALS LEGEND

Symbol	Key	Description / Location
	A	Concrete Paving - Main Plaza
	B	Concrete Paving - South Theatre Entrance Plaza
	C	Concrete Paving - Colored Concrete (See Civil)
	D	Concrete Paving - Walk west of schoolhouse (See Civil)
	E	Concrete Paving - Adjacent to parking lot (See Civil)
	F	Asphalt Paving (See Civil)
	G	Crusher Fines
	H	Sod
	I	Wood Mulch
	J	Rock Mulch - 4"-6"
	K	Planting Bed

LIGHTING COORDINATE TABLE

Point	NORTHING	EASTING	COMMENT
L01	614897.43	209768.13	Pole Type BB
L02	614823.85	209750.62	Pole Type BB
L03	614713.55	209783.05	Pole Type BB2
L04	614732.13	209680.68	Pole Type BB2
L05	614653.91	209585.20	Pole Type BB3
L06	614575.98	209568.80	Pole Type BB3
L07	614563.64	209481.25	Pole Type BB1
L08	614644.64	209446.38	Pole Type BB3
L09	614707.48	209524.41	Pole Type AA
L10	614761.47	209587.80	Pole Type CC
L11	614807.11	209575.67	Pole Type CC
L12	614814.81	209693.98	Pole Type CC
L13	614866.70	209727.98	Pole Type CC
L14	614941.29	209710.10	Pole Type CC
L15	614932.87	209657.85	Pole Type CC1
L16	614878.83	209648.35	Pole Type CC1
L20	614889.58	209735.06	Bollard Type EE
L21	614892.14	209721.30	Bollard Type EE
L22	614902.53	209714.92	Bollard Type EE
L23	614922.17	209718.73	Bollard Type EE
L24	614904.09	209676.37	Bollard Type DD
L25	614890.31	209682.01	Bollard Type DD
L26	614880.78	209693.40	Bollard Type DD
L27	614861.74	209667.13	Bollard Type DD
L28	614857.86	209681.01	Bollard Type DD
L29	614847.80	209691.32	Bollard Type DD

NOTES

- COORDINATE POINTS ON THIS PLAN ARE IN ADDITION TO & COMPLIMENTARY WITH COORDINATION POINTS ON CIVIL DRAWINGS.
- TABLE REFERS TO GROUND MOUNTED LIGHT FIXTURE LOCATIONS.
- REFER TO E SERIES OF SHEETS (E0.1 THROUGH E4.0) FOR MORE LIGHTING & SITE ELECTRICAL INFORMATION.
- REFER ALSO TO DETAIL 5/SP3.0 - FOR LOCATION OF LIGHTS IN PLAZA AREA.

LIGHTING SYMBOLS

- ⊙ Bollards (Type DD + EE)
 - ⊙ Pedestrian Lights (Type "CC" Series)
 - ⊙ Pole Lights (Types AA + "BB" Series)
- + L05 See Light Coordinate Table this sheet for light locations
See Sheets EP2.0 & E3.0 for explanation of lighting types

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Parker Schoolhouse

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JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
OVERALL
SITE & MATERIALS
PLAN

SCALE: 1"=20'-0"
SHEET NUMBER:

SP1.0

SHEET 3 OF 14

NAME: [Redacted]
DATE: 11-21-2018
PROJECT: PARKER SCHOOLHOUSE PLAZA & PARKING LOT
SHEET: SP2.0
SCALE: 1"=10'-0"

MAKES

REFERENCES

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99. [Redacted]
100. [Redacted]

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

COORDINATE TABLE

Radii of Curves

Point	NORTHING	EASTING	COMMENT
RP1	614841.55	209707.40	Center of plaza circle
RP2	614848.55	209727.18	Centerline of Conc Curb
RP3	614848.01	209732.49	Centerline of Conc Curb
RP4	614908.56	209706.96	Centerline of Conc Band
RP5	614904.24	209665.27	Centerline of Conc Band
RP6	614832.67	209666.48	Centerline of Conc Band
RP7	614779.54	209617.04	Radius of Planting Bed
RP8	614776.24	209582.09	Radius of Planting Bed
RP9	614775.08	209582.56	Radius Control Joint
RP10	614867.39	209759.54	Radius of Walk

Table Locations

Point	NORTHING	EASTING	COMMENT
T1	614836.65	209687.24	Table
T2	614842.30	209681.62	Table
T3	614848.56	209680.90	Table
T4	614845.57	209676.62	Table
T5	614853.19	209676.75	Table

Concrete Curb/Wall Near Ruth Chapel

Point	NORTHING	EASTING	COMMENT
W1	614827.09	209754.70	End of Curb/Wall @ Firelane
W2	614829.72	209741.99	Centerline of Curb/Wall
W3	614834.23	209742.81	Centerline of Curb/Wall
W4	614856.44	209740.35	Centerline of Curb/Wall
W5	614872.93	209725.57	Approx end - CL of Curb/Wall
W6	614863.19	209708.52	Approx end - CL of Curb/Wall
W7	614891.54	209704.06	Centerline of Curb/Wall
W8	614900.97	209703.14	Centerline of Curb/Wall
W9	614906.86	209704.35	Centerline of Curb/Wall
W10	614912.94	209707.04	Approx end - CL of Curb/Wall

LIGHTING SYMBOLS

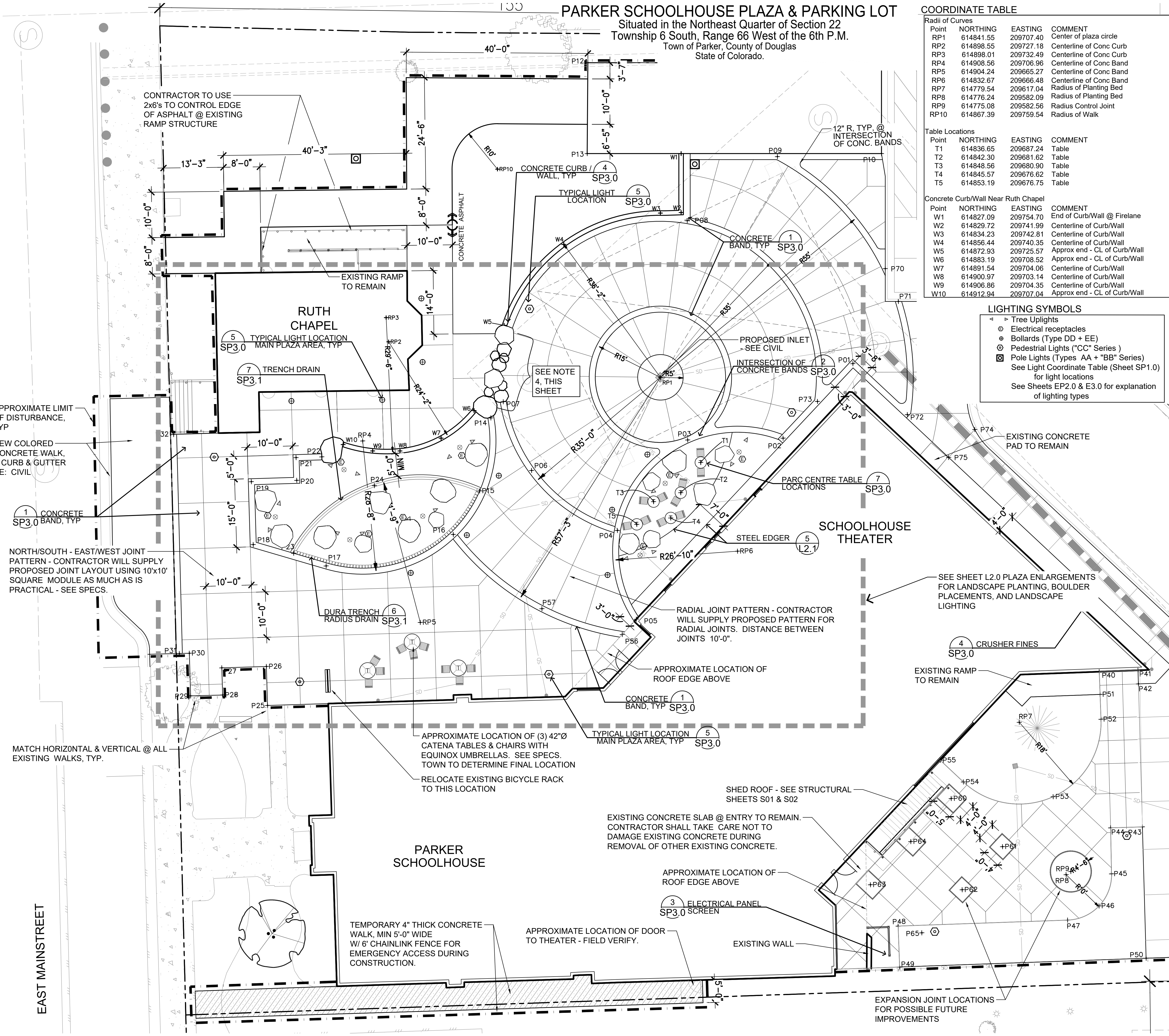
- Tree Uplights
- Electrical receptacles
- Bollards (Type DD + EE)
- Pedestrian Lights ("CC" Series)
- Pole Lights (Types AA + "BB" Series)

See Light Coordinate Table (Sheet SP1.0) for light locations
See Sheets EP2.0 & EP3.0 for explanation of lighting types

COORDINATE TABLE

Point	NORTHING	EASTING	COMMENT
P01	614799.98	209701.38	CL of Conc Band next to Theater
P02	614817.80	209688.81	CL of Conc Band next to Theater
P03	614838.45	209692.68	CL of band around plaza circle
P04	614857.63	209676.31	CL of Conc Band next to Theater
P05	614857.51	209656.33	CL of Conc Band next to Theater
P06	614873.48	209693.06	Centerline of Concrete Band
P07	614876.50	209709.15	Approx End of Concrete Band
P08	614861.27	209735.49	End of Concrete Band
P09	614850.17	209719.67	CL of band around plaza circle
P10	614783.89	209745.77	Corner of Firelane
P11	614779.84	209765.35	Corner of Firelane
P12	614843.16	209778.45	Corner of Firelane
P13	614847.35	209758.89	Corner of Firelane
P14	614879.91	209706.20	Approx End of Concrete Band
P15	614885.58	209690.97	End of Curb @ Drain
P16	614893.20	209682.76	Centerline of Concrete Band
P17	614922.02	209681.65	Centerline of Concrete Band
P18	614936.79	209689.49	CL (Corner) of Concrete Band
P19	614934.39	209703.13	CL (Corner) of Concrete Band
P20	614924.54	209701.40	CL (Corner) of Concrete Band
P21	614923.67	209706.33	CL (Corner) of Concrete Band
P22	614918.09	209705.35	Approx End of Concrete Band
P23	614928.46	209685.83	End of Curb @ Drain
P24	614908.03	209696.81	Centerline of Curb @ Drain
P25	614940.87	209654.18	Edge of Concrete
P26	614939.39	209662.63	Edge of Concrete
P27	614949.05	209664.32	Edge of Concrete
P28	614950.08	209658.44	Edge of Concrete
P29	614957.03	209659.68	Edge of Concrete
P30	614955.41	209668.92	Edge of Concrete
P31	614957.57	209669.31	End of Concrete Band
P32	614949.05	209716.78	End of Concrete Band
P33	614760.05	209624.37	Edge of Concrete - South Entry
P34	614751.62	209622.95	Edge of Concrete - South Entry
P35	614752.14	209620.00	Edge of Concrete - South Entry
P36	614757.65	209588.99	Edge of Concrete - South Entry
P37	614764.55	209590.20	Edge of Concrete - South Entry
P38	614766.41	209580.25	Edge of Concrete - South Entry
P39	614770.53	209573.88	Edge of Concrete - South Entry
P40	614777.95	209572.24	Edge of Concrete - South Entry
P41	614814.74	209578.49	Edge of Concrete - South Entry
P42	614816.25	209569.62	Edge of Concrete - South Entry
P43	614762.71	209560.52	Edge of Concrete - South Entry
P44	614760.88	209619.44	Edge of Concrete - South Entry
P45	614761.79	209614.04	Edge of Concrete - South Entry
P46	614775.56	209599.48	Edge of Concrete - South Entry
P47	614794.25	209606.67	Edge of Concrete - South Entry
P48	614798.27	209612.36	Edge of Concrete - South Entry
P49	614861.23	209653.66	End of Concrete Band
P50	614877.40	209662.80	Centerline of Concrete Band
P51	614797.62	209603.63	Base of Future Structure
P52	614788.70	209590.97	Base of Future Structure
P53	614799.32	209583.48	Base of Future Structure
P54	614818.87	209588.65	Base of Future Structure
P55	614808.25	209596.14	Base of Future Structure
P56	614809.95	209575.99	Base of Future Structure

- ## NOTES
- COORDINATE POINTS ON THIS PLAN ARE IN ADDITION TO & COMPLEMENTARY WITH COORDINATION POINTS ON CIVIL DRAWINGS.
 - POINTS ALONG THE CONCRETE BANDS ARE LOCATED ON THE CENTERLINE OF THE BANDS. RADII ARE MEASURED TO THE CENTER OF THE ARC FOR THE CONCRETE BANDS AND FOR THE CONCRETE CURB WALL.
 - POINTS ON CURVES ARE TYPICALLY AT THE BEGINNING, MIDDLE, & END OF THE ARC.
 - CONTRACTOR SHALL CREATE A CONTINUOUS BOULDER RETAINING WALL IN THIS AREA, WHICH IS WITHIN THE UTILITY EASEMENT.
 - INSTALL GEOTECH FABRIC BETWEEN WALL & SOIL BEHIND IT. WALL SHALL NOT ALLOW SOIL TO SIFT THROUGH TO PAVING BELOW.
 - ROCK SIZE, SHAPE, & LOCATION ARE DIAGRAMMATIC, INTENDING TO SHOW DESIGN INTENT.
 - REFER TO DETAILS 4/ SP3.0, 1/SP3.1, & SHEET L2.0 FOR INFORMATION ON INSTALLATION AND DESIGN INTENT.
 - SEE CIVIL SHEET C2.1 FOR GRADING INFORMATION.



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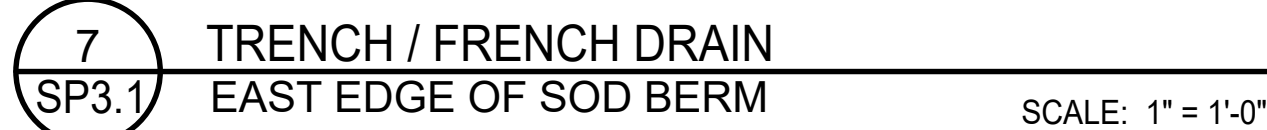
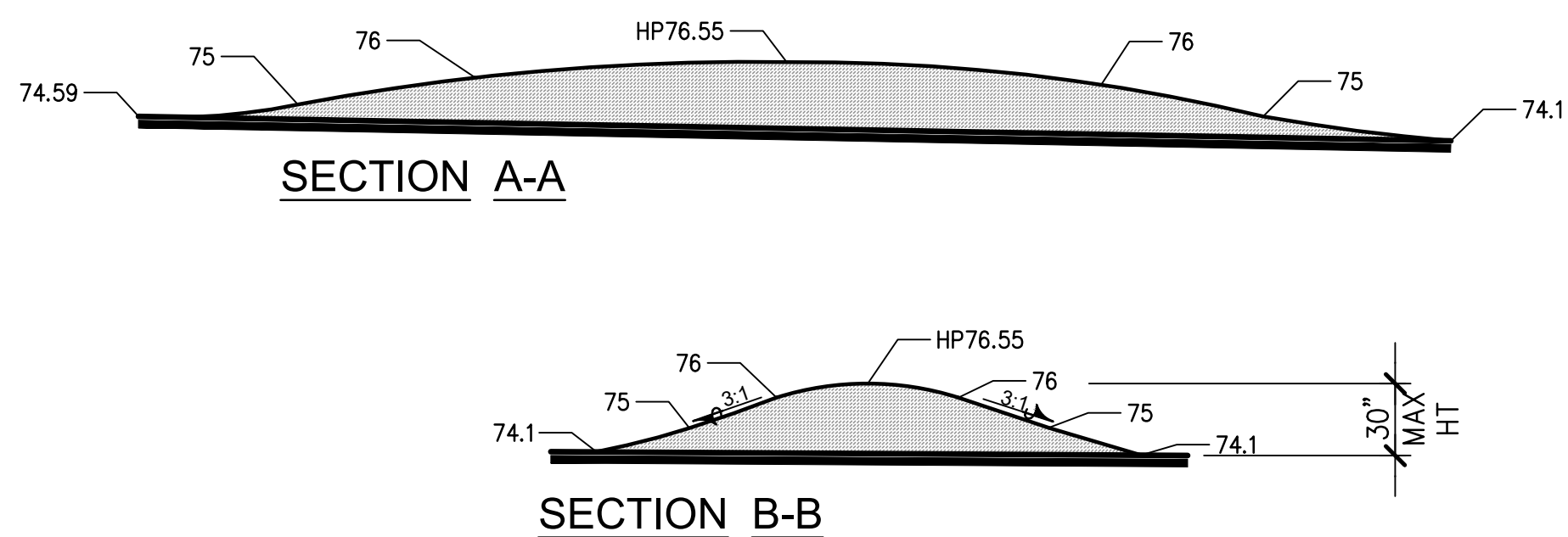
SHEET TITLE:
PLAZA ENLARGEMENT LAYOUT PLAN

SCALE: 1"=10'-0"
SHEET NUMBER:

SP2.0

SHEET 4 OF 14

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JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
SITE
DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

SP3.1

SHEET 6 OF 14

Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

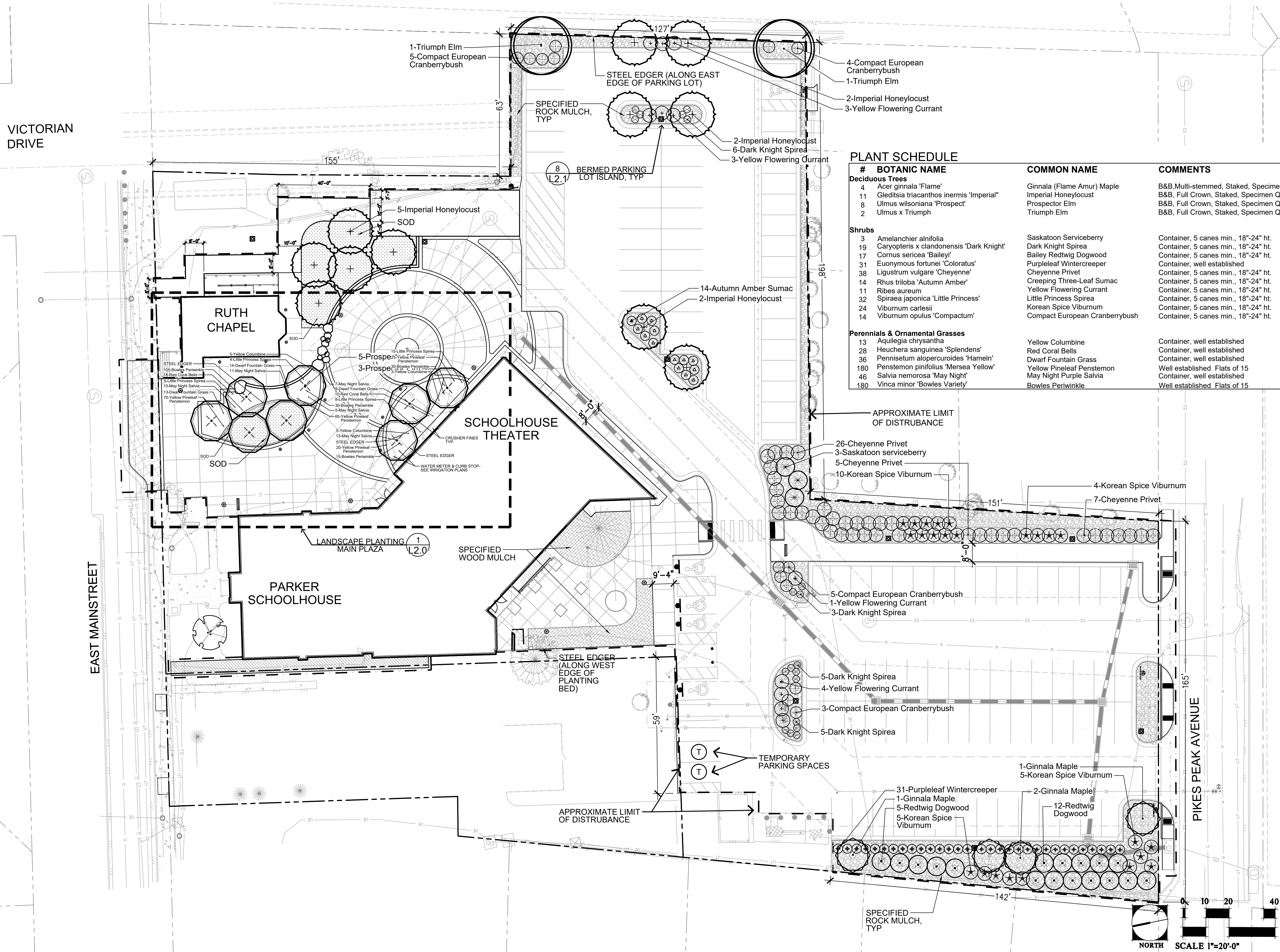
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5th Submittal 12-03-2018JOB DESCRIPTION:
Site Plan SubmittalSHEET TITLE:
PLANTING PLAN
& PLANT SCHEDULESCALE: 1"=20'-0"
SHEET NUMBER:

L1.0

SHEET 7 OF 14



PLANT SCHEDULE

#	BOTANIC NAME	COMMON NAME	COMMENTS	SIZE	SPACING
Deciduous Trees					
4	Acer ginnala 'Flame'	Ginnala (Flame Amur) Maple	B&B, Multi-stemmed, Staked, Specimen Quality	2" Cal	20' OC
11	Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	B&B, Full Crown, Staked, Specimen Quality	2.5" Cal.	25' OC
8	Ulmus wilsoniana 'Prospect'	Prospector Elm	B&B, Full Crown, Staked, Specimen Quality	2.5" Cal.	18' OC
2	Ulmus x Triumph	Triumph Elm	B&B, Full Crown, Staked, Specimen Quality	2.5" Cal.	40' OC
Shrubs					
3	Amelanchier alnifolia	Saskatoon Serviceberry	Container, 5 canes min., 18"-24" ht.	#5	6' OC
19	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Spirea	Container, 5 canes min., 18"-24" ht.	#5	3' OC
17	Cornus sericea 'Bailey'	Bailey Redtwig Dogwood	Container, 5 canes min., 18"-24" ht.	#5	8' OC
31	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	Container, well established	#1	4' OC
38	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	Container, 5 canes min., 18"-24" ht.	#5	5' OC
14	Rhus triloba 'Autumn Amber'	Creeping Three-Leaf Sumac	Container, 5 canes min., 18"-24" ht.	#5	4' OC
11	Ribes aureum	Yellow Flowering Currant	Container, 5 canes min., 18"-24" ht.	#5	6' OC
32	Spiraea japonica 'Little Princess'	Little Princess Spirea	Container, 5 canes min., 18"-24" ht.	#5	3' OC
24	Viburnum carlesii	Korean Spice Viburnum	Container, 5 canes min., 18"-24" ht.	#5	4' OC
14	Viburnum opulus 'Compactum'	Compact European Cranberrybush	Container, 5 canes min., 18"-24" ht.	#5	5' OC
Perennials & Ornamental Grasses					
13	Aquilegia chrysantha	Yellow Columbine	Container, well established	#1	24" OC
28	Heuchera sanguinea 'Splendens'	Red Coral Bells	Container, well established	#1	12" OC
36	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Container, well established	#1	18" OC
180	Penstemon pinifolius 'Mersea Yellow'	Yellow Pineleaf Penstemon	Well established Flats of 15	4"	12" OC
46	Salvia nemorosa 'May Night'	May Night Purple Salvia	Container, well established	#1	18" OC
180	Vinca minor 'Bowles Variety'	Bowles Periwinkle	Well established Flats of 15	4"	12" OC

PLANTING NOTES

1. THE LANDSCAPE PLAN AND DETAILS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL, ELECTRICAL, STRUCTURAL, IRRIGATION, AND PLUMBING PLANS TO FORM COMPLETE INFORMATION REGARDING SITE WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF LANDSCAPE PLANTING.
2. LANDSCAPE CONTRACTOR TO REMOVE ALL ROCK AND DEBRIS OVER 1" IN SIZE PRIOR TO INSTALLATION OF PLANT MATERIAL. ALL MATERIALS SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES & REGULATIONS.
3. CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE (OAR) BEFORE PROCEEDING WITH WORK.
4. CONTRACTOR SHALL USE LOCAL BEST MANAGEMENT PRACTICES FOR OBTAINING AND INSTALLING LANDSCAPE MATERIALS. COMPLETE THE WORK USING SKILLED PERSONNEL, PROFICIENT IN THE TRADES REQUIRED & IN A NEAT , ORDERLY AND RESPONSIBLE MANNER & WITH RECOGNIZED STANDARDS OF WORKMANSHIP.
5. ALL PLANTS TO BE APPROVED BY OAR PRIOR TO INSTALLATION. NOTIFY OAR FOR INSPECTION AND APPROVAL OF PLANT MATERIAL AT TIME OF DELIVERY. TREES ARE TO BE TAGGED AT THE NURSERY BY CITY FORESTER. ANY PLANT NOT MEETING OWNER'S APPROVAL MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
6. PLANT MATERIAL MUST MEET CURRENT LANDSCAPE NURSERY STANDARDS &/OR ANSI Z60.1.
7. IF PLANTS ARE NOT AVAILABLE, NOTIFY OAR & OBTAIN APPROVAL OF PROPOSED SUBSTITUTIONS BEFORE PROCURING PLANT MATERIAL.
8. THE OAR MUST APPROVE ALL PLANTING LAYOUTS PRIOR TO PLANTING. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR PRIOR TO INSTALLING PLANTS. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
9. IF THERE IS A DISCREPANCY BETWEEN THE PLANT QUANTITY ON THE PLANS & THE ACTUAL NUMBER OF PLANT SYMBOLS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS AS SYMBOLICALLY DEPICTED ON THE PLANS.
10. MULCH - ALL PLANTING BEDS SHALL RECEIVE SPECIFIED MULCH. REFER TO SPECIFICATIONS AND DETAILS.
11. ROCK MULCH SHALL BE 4"-6" DIAMETER RIVER COBBLE. SEE SPECS AND DETAILS.
 - A. ROCK MUCH SHALL BE SET 1" BELOW AN ADJACENT TOP OF CURB OR CONCRETE PAVING
 - B. PLANTINGS WITHIN ROCK MULCH AREAS SHALL NOT HAVE ROCK MULCH INSTALLED AROUND THEIR BASES TO ALLOW FOR THE INSTALLATION OF WOOD MULCH. TREES SHALL HAVE NO ROCK MULCH WITHIN 15" OF THEIR BASE; SHRUBS SHALL HAVE NO ROCK MULCH WITHIN 9" OF THEIR BASE.
 - C. HAND PLACE ROCK MULCH SO AS NOT TO DAMAGE THE PLANTS OR THE IRRIGATION SYSTEM.
 - D. ALL ROCK MULCHED AREAS SHALL BE UNDERLAIN WITH GEOTECH FABRIC.
12. WOOD MULCH SHALL BE A NATURAL CEDAR FIBER MULCH. SEE SPECS.
 - A. APPLY A MINIMUM FOUR (4) INCH DEPTH FOR TREES AND SHRUBS. GROUNDCOVERS SHALL RECEIVE 2" OF WOOD MULCH - DO NOT BURY PERENNIALS WITH MULCH.
 - B. MULCH AROUND TREES SHALL BE 4" DEEP, EXCEPT IN LAWN AREAS WHICH WILL BE 2" DEEP.
 - C. PULL MULCH BACK 6" FROM TRUNK OF TREES
 - D. PLANTINGS WITHIN ROCK MULCH AREAS SHALL HAVE WOOD MULCH INSTALLED AROUND THEIR BASE. TREES SHALL HAVE A WOOD MULCH RING MINIMUM 30" IN DIAMETER; SHRUBS SHALL HAVE A WOOD MULCH RING MINIMUM 18" IN DIAMETER.
 - E. WOOD MULCH AREAS SHALL NOT BE UNDERLAIN WITH GEOTECH FABRIC.

INSTALLATION OF BOULDER & LIGHTING IN PLAZA AREA

BOULDERS

1. DESIGN INTENT: BOULDERS WILL SERVE AS INFORMAL SEATING. THEREFORE, THE HORIZONTAL TOP EDGE OR FACE SHOULD BE RELATIVELY FLAT-ESPECIALLY THE 5' DIAMETER (TYPE A) ROCKS.
 2. BOULDERS SHALL BE PAWNEE RIVER GRANITE AVAILABLE FROM HIGH PLAINS STONE COMPANY - www.highplainsstone.com OR APPROVED SUBSTITUTE.
 3. BOULDERS TO BE INSPECTED & APPROVED BY LANDSCAPE ARCHITECT AT THEIR SOURCE (IF SOURCED LOCALLY) OR OTHER APPROVED MEANS (IF NOT SOURCED LOCALLY) PRIOR TO DELIVERY TO SITE. IF DELIVERED TO SITE PRIOR TO ACCEPTANCE THEY MAY BE REJECTED.
 4. LANDSCAPE ARCHITECT MUST BE PRESENT WHEN BOULDERS ARE PLACED TO APPROVE GENERAL INSTALLATION CONFIGURATION.
 5. THE TOP (EXPOSED) SURFACE SHALL BE RELATIVELY FLAT.
 6. BOULDERS SHALL BE BURIED A MINIMUM OF 6" BELOW GRADE (FOR TYPES A, B & C; OR MIN 1/3 HT OF BOULDER FOR TYPE D) WITH A 18"-24" (MAX) ABOVE GRADE.
 7. DO NOT FRACTURE BOULDER DURING PLACEMENT - SUCH ACTION MAY BE CAUSE FOR REJECTION.
 8. WASH BOULDERS THOROUGHLY AFTER PLACEMENT.
 9. COORDINATE BOULDER PLACEMENT WITH THE LOCATION OF PLANT MATERIAL, IRRIGATION, UTILITIES, & LIGHTING.
 10. BOULDER SCHEDULE
 - A - APPROXIMATELY 5' DIAMETER
 - B - APPROXIMATELY 4' DIAMETER
 - C - APPROXIMATELY 3' DIAMETER
 - D - APPROXIMATELY 2' DIAMETER
 11. ALSO REFER TO DETAILS 1/SP3.1 & 5/SP3.1 BOULDER RETAINING WALL
 1. COORDINATE BOULDER SELECTION & PLACEMENT WITH INSTALLATION OF CONCRETE CURB WALL. GROUT AREAS BETWEEN BOULDERS & WALL WITH NON-SHRINK GROUT AS MEANS TO CREATE A TIGHT, CONTINUOUS RETAINING WALL WHICH WILL NOT ALLOW SOIL TO SIFT THROUGH TO THE PLAZA BELOW.
 2. INSTALL GEOTECH FABRIC BEHIND BOULDER WALL TO INSURE THAT SOIL WILL NOT SIFT THROUGH TO PLAZA BELOW.
- LIGHTING
1. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING INFORMATION.
 2. REFER TO DETAILS 5/SP3.0, 2/SP3.1 AND, 3/SP3.1 FOR MORE INFORMATION ON LIGHT LOCATION; REFER TO LEGEND THIS SHEET FOR LIGHTING SYMBOLS.

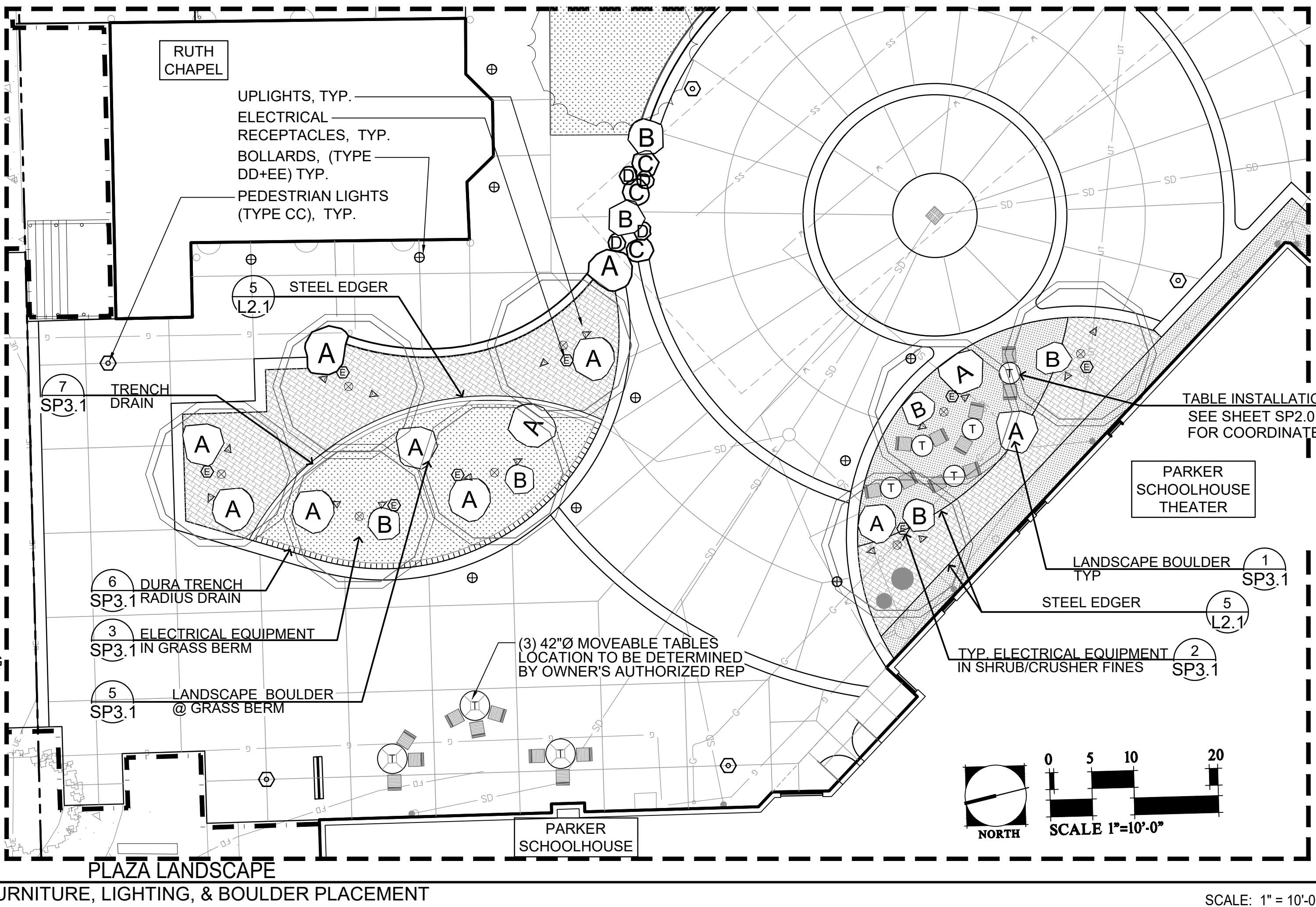
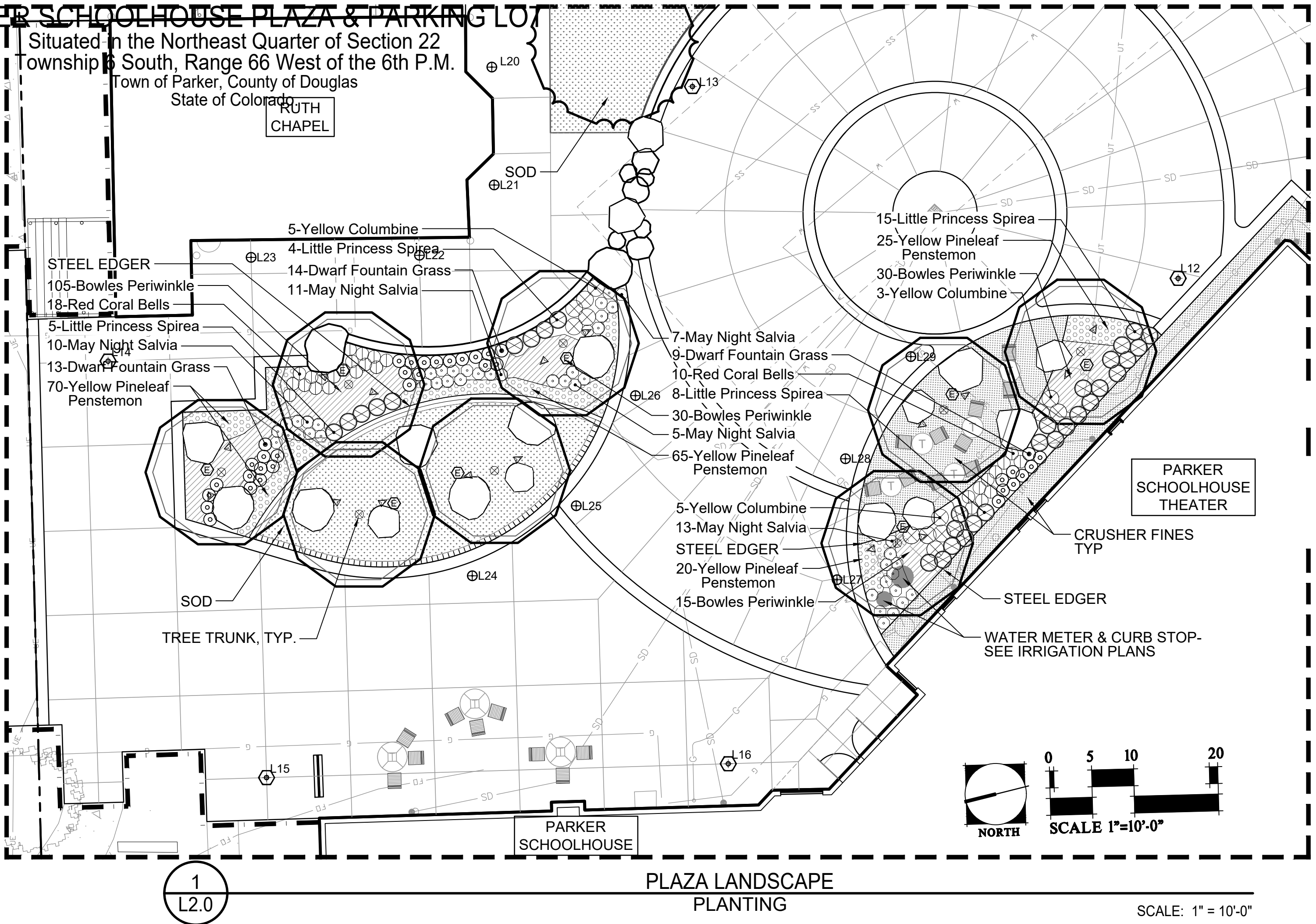
LIGHTING SYMBOLS

- Bollards (Type DD + EE)
- ⊙ Pedestrial Lights (Type "CC" Series)
- ⊠ Pole Lights (Types AA + "BB" Series)
- ⊕ Electrical Receptacle
- ⚡ Uplights

See Light Coordinate Table (Sheet SP1.0) for light locations
See Sheets EP2.0 & E3.0 for explanation of lighting types

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22 Township 6 South, Range 66 West of the 6th P.M. Town of Parker, County of Douglas State of Colorado



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Plaza & Parking Lot
19650 East Mainstreet
Parker, Colorado 80138

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JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
PLAZA
ENLARGEMENTS
& PLANTING NOTES

SCALE: 1" = 10'-0"
SHEET NUMBER:

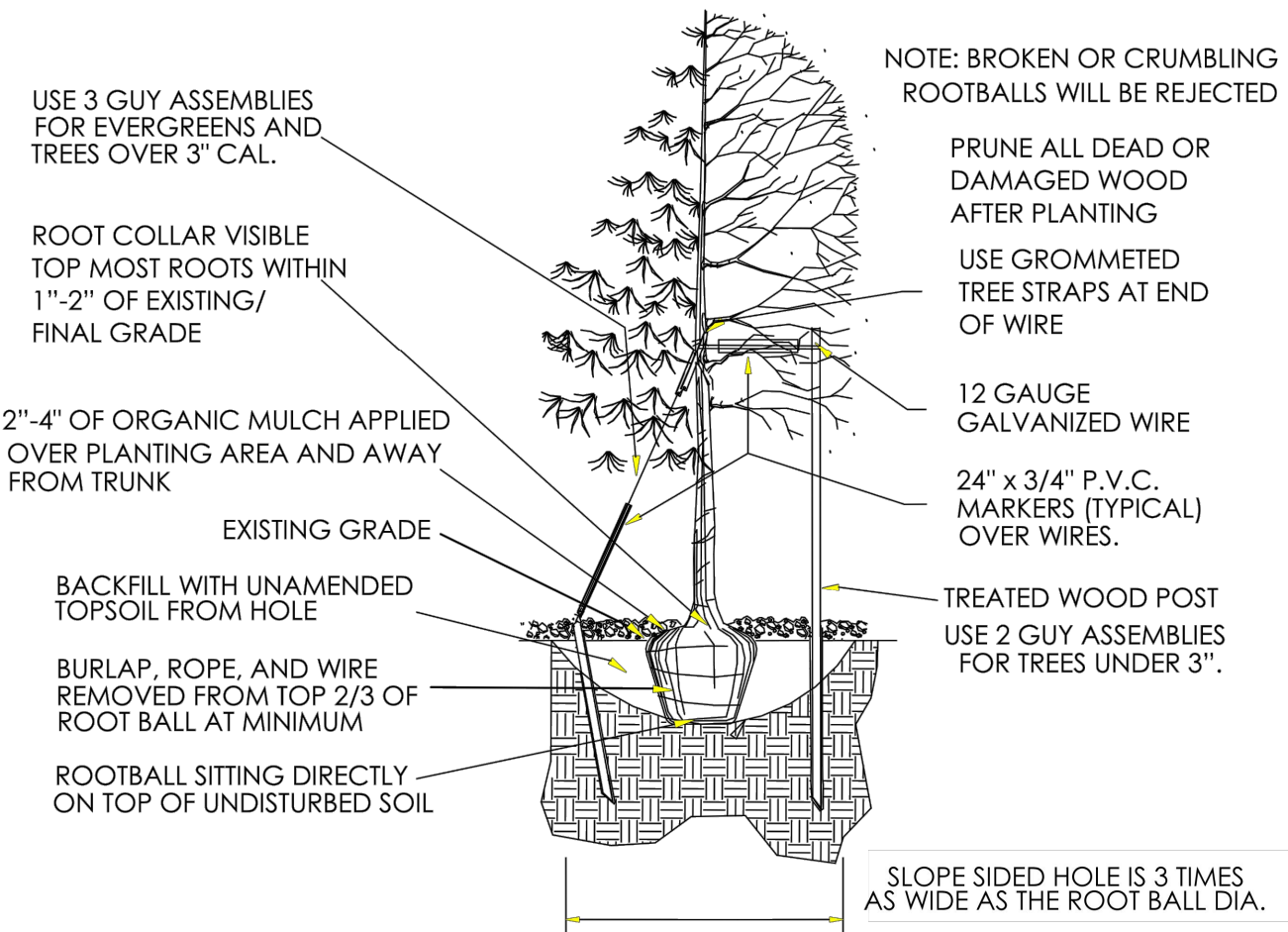
L2.0

SHEET 8 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

TOWN OF PARKER PLANTING STANDARDS



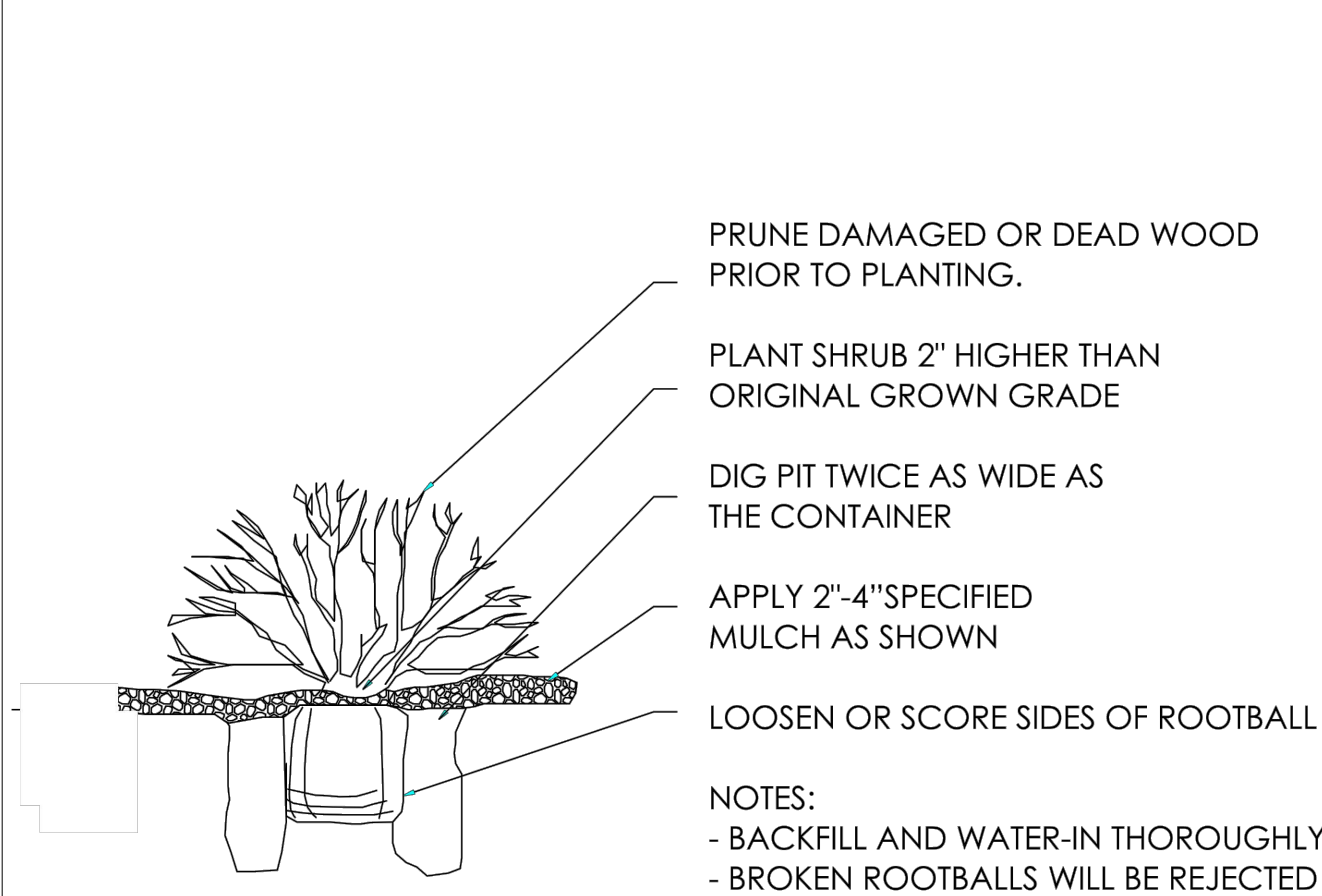
- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

TREE PLANTING

NOT TO SCALE

TOWN OF PARKER PLANTING STANDARDS

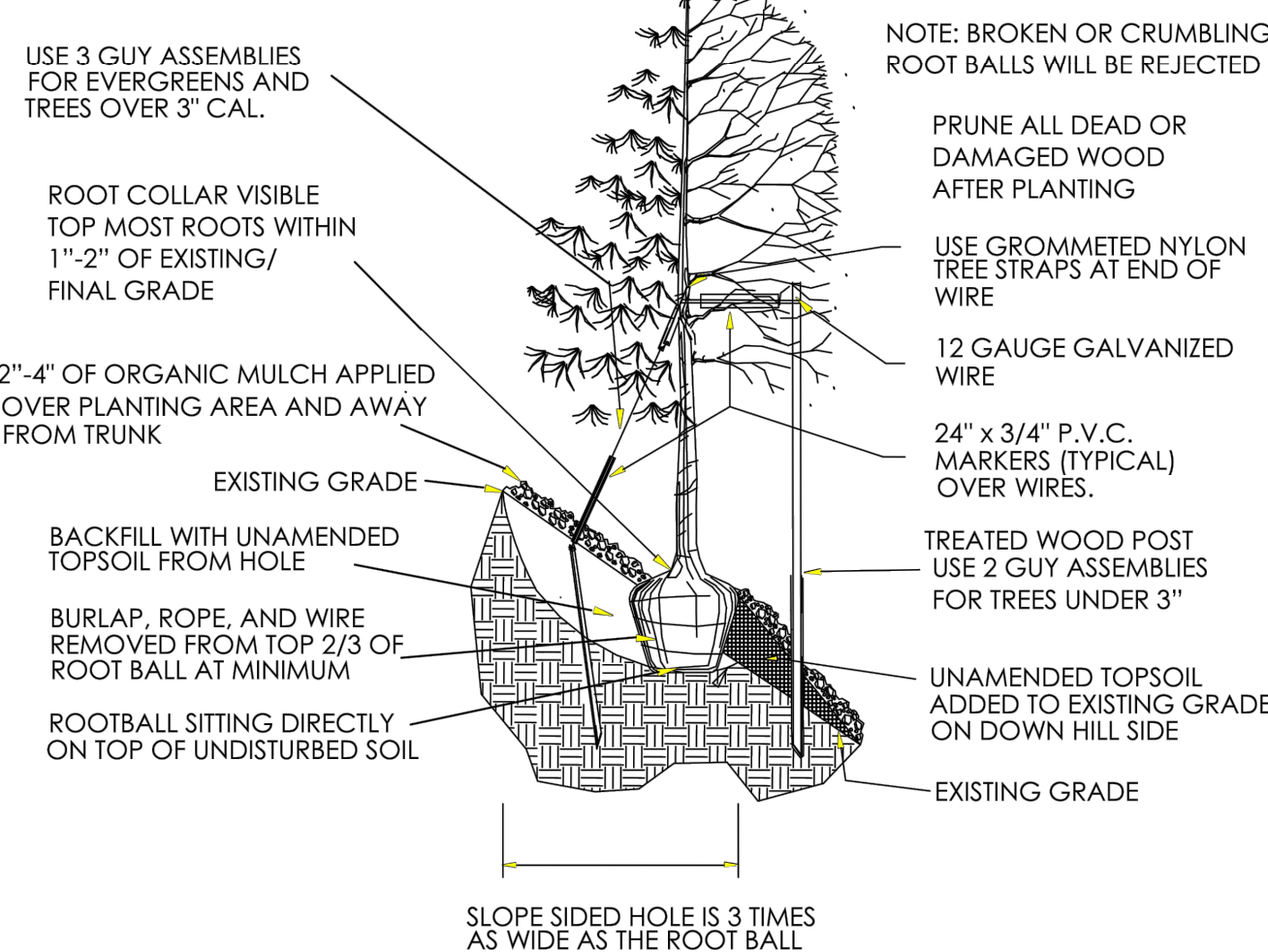
TOWN OF PARKER PLANTING DETAIL – SHRUBS



SHRUB PLANTING

NOT TO SCALE

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



TREE ON SLOPE

NOT TO SCALE

SHRUB BED W/ SPECIFIED MULCH DEPTH

ADJACENT MATERIAL

SPECIFIED STEEL EDGING

SPECIFIED METAL STAKES

NOTES:

- EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS
- ALL JOINTS TO BE SECURELY STAKED.

STEEL EDGER

NOT TO SCALE

APPLY SPECIFIED MULCH 2" DEEP. SEE SPECIFICATIONS. MULCH DEPTH AROUND PLANT BASE MAY BE THINNER. DO NOT BURY PLANTS WITH MULCH.

PLANT SPACING AS SPECIFIED

PLANTING PIT TO BE PER SPECIFICATIONS
AMENDED BACKFILL PER SPECIFICATIONS
REMOVE POTS PRIOR TO PLANTING

PERENNIALS & GROUND COVERS

NOT TO SCALE

1
L2.1

5
L2.1

SHRUB / FLOWERS / GROUNDCOVERS

TRIANGULAR SPACING

FOR PLANTING LAYOUT

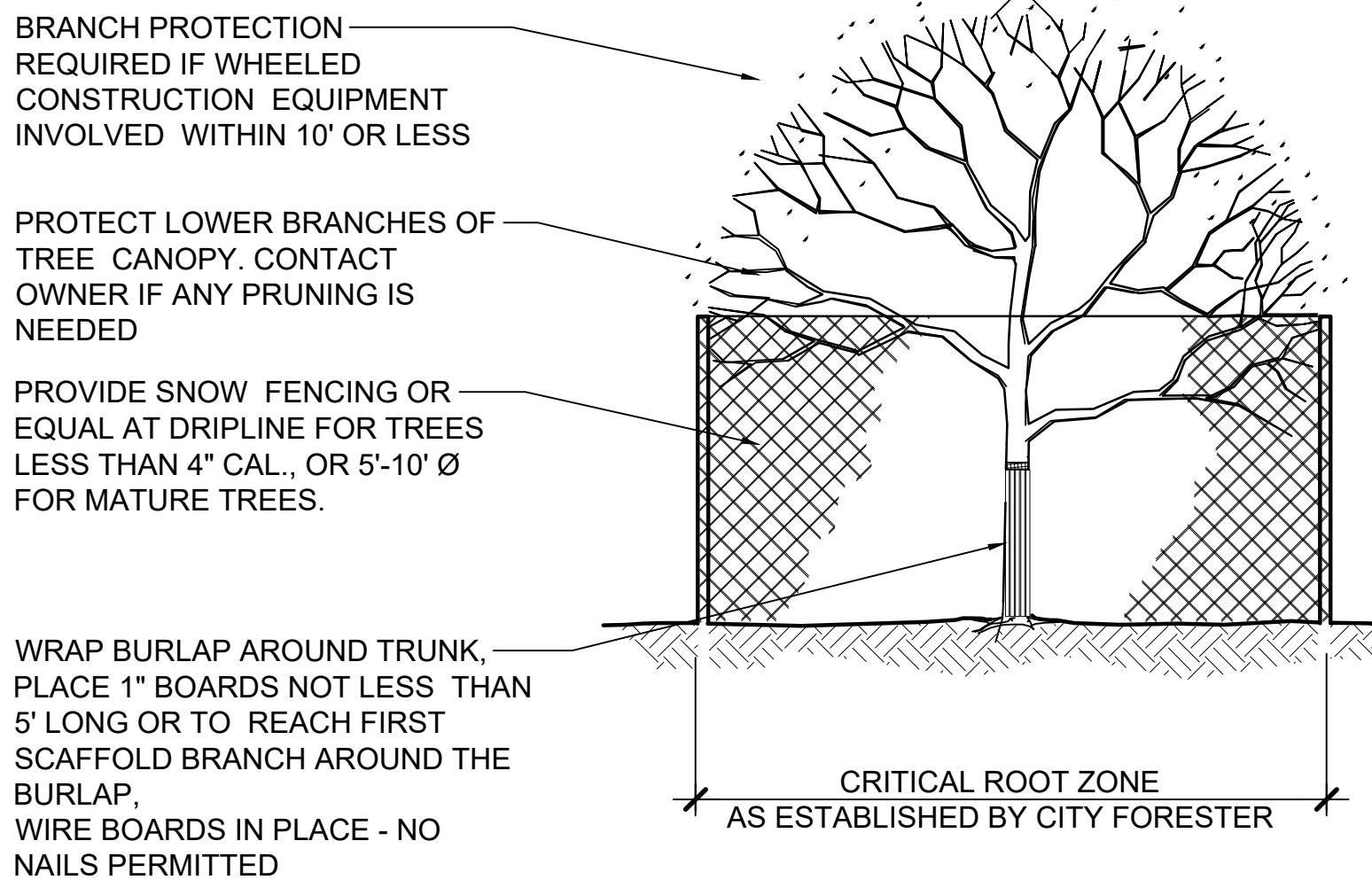
NOT TO SCALE

6
L2.1

8
L2.1

BERMED PARKING LOT ISLAND

NOT TO SCALE



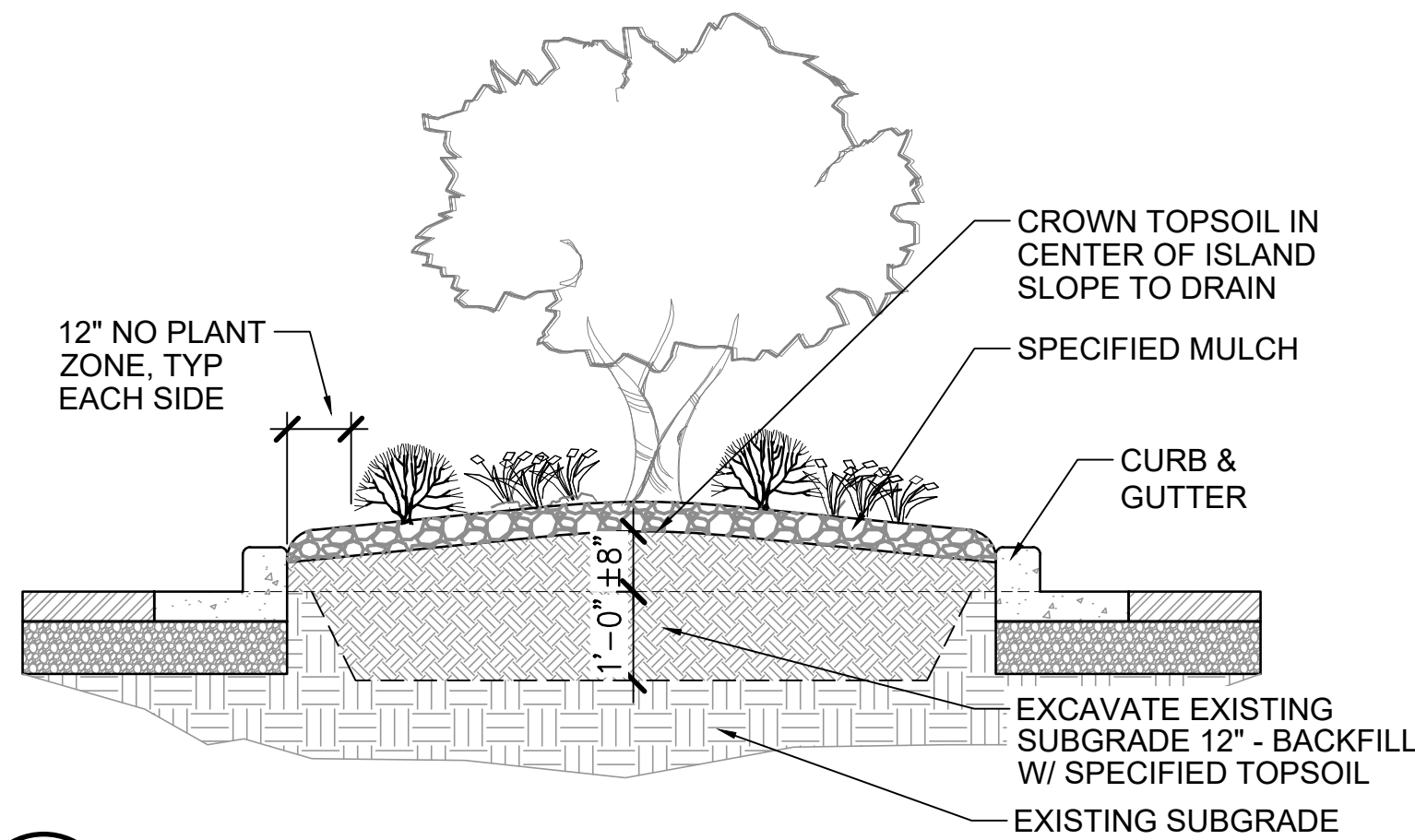
TREE PROTECTION DETAIL

NOT TO SCALE

PLANT SPACING	A	B	C	D
18"	18"	9"	15½"	18"
24"	24"	18"	21"	24"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

NOTES

- CONTRACTOR WILL PRESERVE & PROTECT EXISTING TREES ON SITE, DURING DEMOLITION AND CONSTRUCTION OPERATIONS AS NECESSARY, INCLUDING CANOPIES, TRUNKS, AND ROOT SYSTEMS.
- TREES THAT ARE IN PERIL OF DAMAGE, OR TREES WITHIN 10' OF DEMOLITION OF CONSTRUCTION ACTIVITIES, OR TREES IDENTIFIED SPECIFICALLY BY OWNER, SHALL RECEIVE TREE PROTECTION.
- CONTRACTOR SHALL CONTACT OWNER IF FIELD CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAT WHAT IS SHOWN ON THE PLANS.
- IT IS ACKNOWLEDGED THAT CONSTRUCTION AND DEMOLITION ACTIVITIES WILL OCCUR CLOSE TO TRUNKS AND OVER CRITICAL ROOT ZONES. HOWEVER, THE CONTRACTOR WILL AVOID ALL UNNECESSARY DAMAGE TO TREES.
- IN AREAS WHERE FENCING CANNOT BE INSTALLED, WRAP TRUNK WITH BURLAP AS PER DETAIL. CONSULT WITH OWNER PRIOR TO APPLYING PROTECTIVE WRAP TO VERIFY CONDITIONS.
- ALL DISTURBED ROOTS SHALL BE TRIMMED TO BE CLEAN CUTS. DO NOT LEAVE BARE ROOTS EXPOSED. COVER WITH A BREATHABLE TEMPORARY COVER SUCH AS GEOTECH FABRIC AND A 1" LAYER OF SOIL IF ROOTS ARE TO BE UNCOVERED FOR MORE THAN ONE DAY. WATER AS NECESSARY TO KEEP ROOTS ALIVE.



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Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018

DESIGNED: MG
DRAWN: MB
CHECKED: MG

REVISIONS:
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3rd Submittal 05-16-2018

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4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
LANDSCAPE
DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

L2.1

SHEET 9 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

LANDSCAPE REQUIREMENTS

Landscape Area	Required*	Provided**
**10% of total site	9,674 SF	23,782 SF
**Includes:		
Existing Undisturbed Landscaped Areas	3,869 SF	
Existing Rock Mulch Area	729 SF	
Existing Sod Areas	518 SF***	
Proposed Sod Area	1,813 SF***	
Crusher Fines	936 SF	
Proposed Wood Mulched Areas	2,067 SF	
Concrete Plazas	13,850 SF	
Totals	23,782 SF	

***[Note: Per Land Development Ordinance Section 13.06.070 (f)(1)(a), percentage of turf grass that exceeds a maximum of 15% may be approved for recreational use.)

Living Plant Material Cover at Maturity	Required	Provided*
(75% of landscape area)	7,256 SF	14,778 SF
*(Includes Plant Material in Existing Landscaped Areas)		

Landscape Planting	Required	Provided *
	27 Trees	48 (New) 4 (Existing) 52 Total **
	136 Shrubs	72 (New) 47 (Existing) 12 (36 Ornamental Grasses =12 Shrubs) 131 Total ***

(1 tree and 5 shrubs/1500 SF of Site Area not including building and parking lot S.F.)
(40,694 SF / 1500 SF = 27 Trees + 136 Shrubs)

*(Includes Existing Landscape, Proposed Re-located Plant Material, Landscape Plantings around the perimeter of the parking lot, & Parking Lot Islands)

**(Tree counts include (17) new deciduous trees, (1) proposed tree to be planted by the Town of Parker, and (20) 8' shrubs)

***[Total does not include perennials or 1 gallon plant material]

SITE PERIMETER LANDSCAPE REQUIREMENTS

Section 13.06.070A Site Perimeter Landscaping Standards outlines landscape requirements for various adjacent conditions. Site Perimeter Landscape Calculations do not include the entire site for the following reasons:

- The proposed area of disturbance is not contiguous with the entire site perimeter
- The north boundary of the disturbed area is adjacent to Mainstreet. The design of the perimeter landscaping along this boundary has been designed to to continue the landscaping design along Mainstreet.
- A portion of the north perimeter includes the existing landscape in front of the schoolhouse. The new tree shown on Sheet SP1.0 will be planted by the town of Parker.
- The existing Schoolhouse and Schoolhouse Theatre sit within 5ft. of the site property line for about half of the west perimeter. The balance of the west perimeter is included in the parking lot perimeter.
- The adjacent Heath Court Redevelopment Parcel south & east of the parking lot includes significant existing landscaping to help mitigate the landscape requirements along those site perimeters. In addition, existing tree canopies along the west edge of the Heath Court Parcel limit the ability to plant trees along that section of the site perimeter.

Site Perimeter Landscaping*	Required	Provided**
	27 Trees	2 Existing Trees 33 Trees*** 35 Trees Total
	133 Shrubs	72 Shrubs 80 Shrubs**** 152 Shrubs Total

*See Living Landscape Material exhibit this sheet for perimeter dimensions
(1 tree + 5 shrubs per 40 LF)
(1060 LF / 40 LF = 27 Trees + 133 Shrubs)

**(Plant quantities are included in the "Landscape Planting" totals - above. Shrub totals do not include perennials or 1 gallon plant material)

***[Tree counts include (8) deciduous trees, (20) 8' shrubs [(1) 8' shrub = (1) tree unit], (2) existing trees, & (3) trees south of Ruth Chapel]

****[Perimeter landscaping contains (8) trees over the required amount; (1) Tree unit = (10) Shrubs]

TREE MITIGATION PLAN

The mitigation for the removal of the existing tree west of the south theater entrance (see Sheet SP1.0) will be a development requirement placed on Lot 1B.

PARKING LOT BUFFERS

Note: The proposed parking lot replaces the existing parking lot, provides a safer, more efficient & more organized parking layout, as well as vehicular and pedestrian circulation. Buffer widths to meet the minimum 8 foot requirement would significantly limit the ability to accommodate a similar number of parking spaces and provide safe and efficient vehicular and pedestrian circulation.

Adjacent to Public Roadway	Required	Provided
	10 Ft (Min)	14 Ft. to 22 Ft

Adjacent to Lot of similar uses	Required	Provided*
	Min. 8 Ft.	.5 Ft. TO 24 Ft.

Notes*

- **East Edge - Adjacent to undeveloped parcel - 0.5 Ft.
 - This edge will remain narrow (0.5 ft.) in anticipation of a vehicular connection to future development of the adjacent parcel.
- **North Edge - Adjacent to existing commercial business (Lot 2. Mainstreet Center) - 4.6 Ft.
 - The current business has pedestrian access to the parking area and may be using the parking lot.
- **South Edge - Adjacent to existing commercial development (Heath Court) - min. 2 Ft. to max. 3.75 Ft.
 - There are existing defined access points into the SPPL Parking area.
 - The adjacent Heath Court Redevelopment Parcel south & east of the parking lot includes significant existing landscaping to help mitigate the landscape requirements along those site perimeters. In addition, existing tree canopies along the west edge of the Heath Court Parcel limit the ability to plant trees along that section of the site perimeter.
- East Edge South Parking Area - Adjacent to existing development (same as 3 above) - min 18.2 Ft. to max. 26.8 Ft.
 - The adjacent Heath Court Redevelopment Parcel south & east of the parking lot includes significant existing landscaping to help mitigate the landscape requirements along those site perimeters. In addition, existing tree canopies along the west edge of the Heath Court Parcel limit the ability to plant trees along that section of the site perimeter.
 - Reconfiguration of the Parking Area has allowed for the implementation of a pedestrian walk from Pikes Peak Ave. north into the SPPL Site.
- West Edge - Adjacent to existing commercial businesses - min. 12.9 to max 24.6 Ft.
 - Reconfiguration of the Parking Area has provided additional width for a portion of this buffer.

**LDO Section 13.06.070

- (n) Parking Lot Perimeters
(5) Parking lots adjacent to sites with similar uses. Parking lots adjacent to similar uses (as defined by commercial development adjacent to commercial development or commercial development adjacent to a mixed-use development with residential above the street-level floor) shall provide for a buffer a minimum width of eight (8) feet from the property line or lease line. This standard may be reapportioned between properties or reduced, as approved during the site plan review process.

The following standards shall apply when determining the appropriateness of a Reduction:

- Orientation of buildings on adjacent lots (e.g., where are the access points into the buildings?).
- Internal circulation drive on adjacent lots.
- Whether adjacent lots have been developed or are vacant.
- Compliance with an approved plan. Landscape plans shall take into consideration plant materials that are either pre-existing or have been approved by the Town on adjacent lots.

PARKING LOT LANDSCAPING AND ISLANDS

Note: The proposed parking lot replaces the existing parking lot. While the new configuration provides a more efficient & organized parking configuration, as well as vehicular and pedestrian circulation, it cannot meet the Town of Parker parking lot interior landscape requirements without the removal of approximately 20 parking spaces ([1] Parking Space = 9'x18' = 162 SF; 3,227 SF / 162 SF = 19.9 parking spaces):

Required	4,230 SF
Provided	1,003 SF
Difference	3,227 SF

Parking Lot Interior Landscaping	Required	Provided
(10% of total parking area, does not include loading or access road areas)	4,230 SF	1,003 SF

Island Size	Required	Provided
	Min 162 SF Min 9 Ft. width	Min 266 SF Min 2.6 Ft width**

**See Sheet SP1 for where this occurs

Island Landscape Planting	Required	Provided
Total Islands Area = 1,003 SF	6 Trees 32 Shrubs	4 * 40

(1 tree and 5 Shrubs / 162 SF + 1 shrub/15 SF incremental)

*See note above.

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LANDSCAPE
REGULATIONS

SCALE: NTS
SHEET NUMBER:

L2.3

SHEET 10 OF 14

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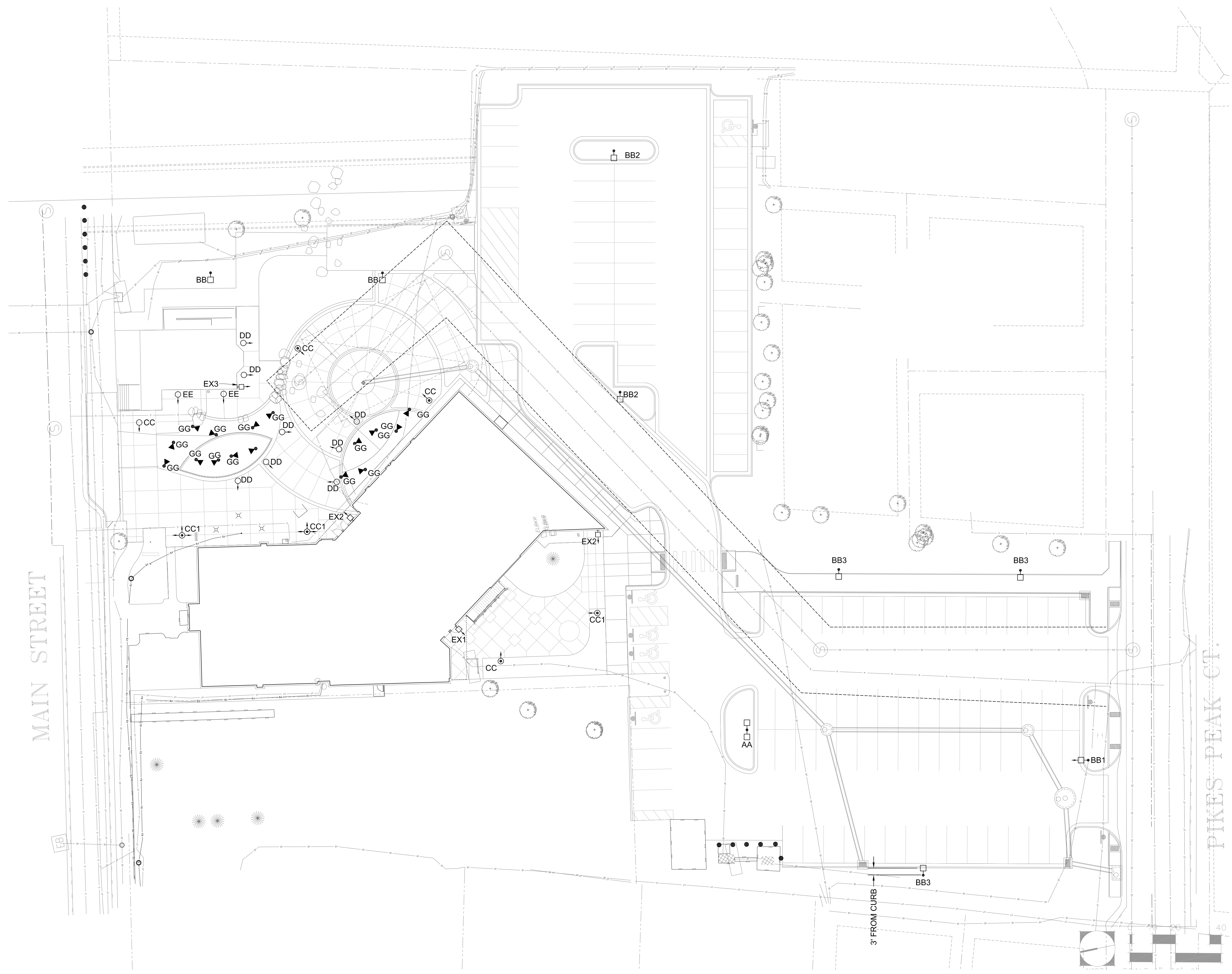
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Site Plan Submittal

SHEET TITLE:
SITE LIGHTING
PLAN

SCALE:
SHEET NUMBER:

ES1.0

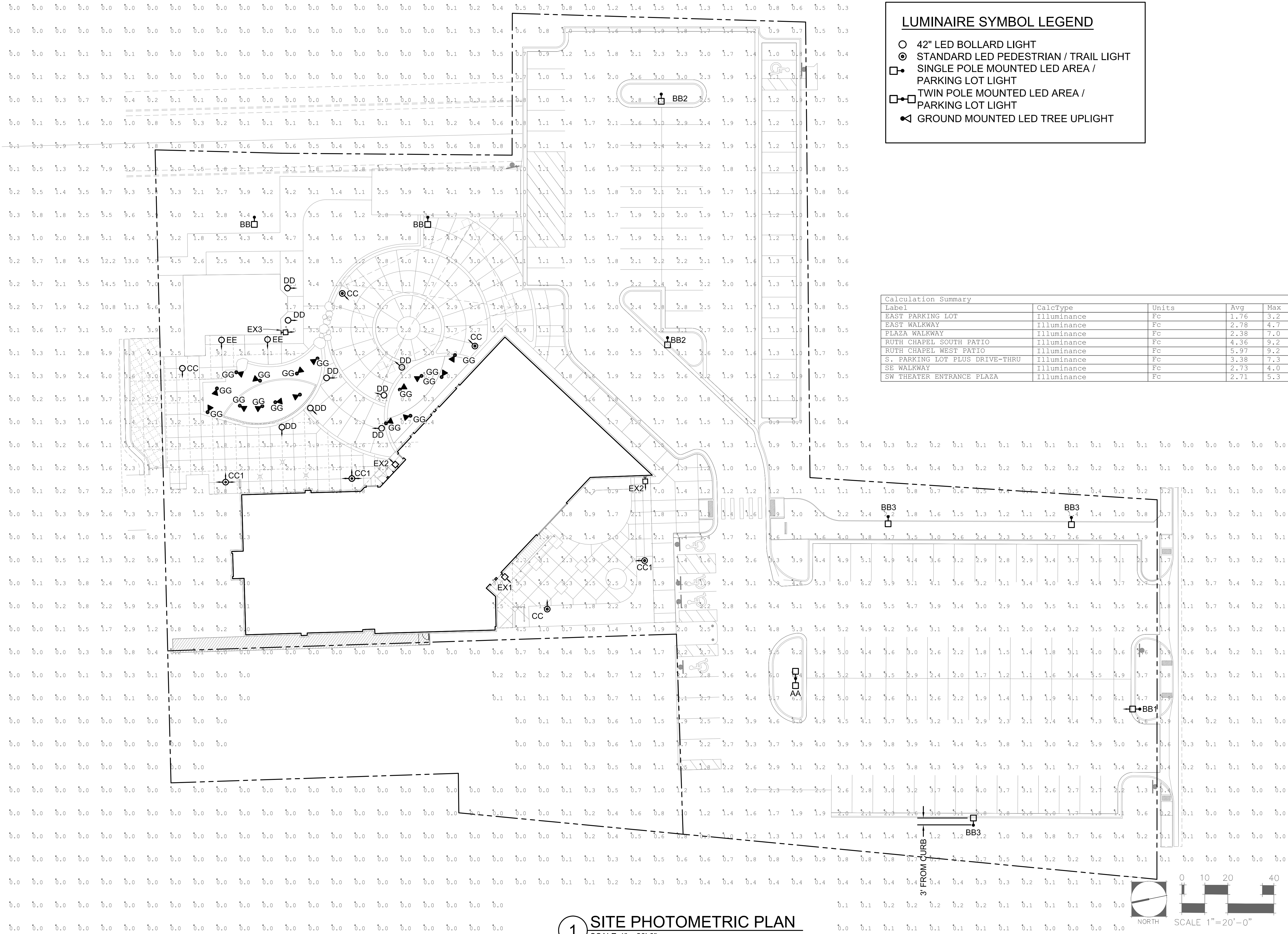
SHEET 11 OF 14



1 SITE LIGHTING PLAN
SCALE: 1" = 20'-0"

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.



LUMINAIRE SYMBOL LEGEND

- 42" LED BOLLARD LIGHT
- ⊙ STANDARD LED PEDESTRIAN / TRAIL LIGHT
- SINGLE POLE MOUNTED LED AREA / PARKING LOT LIGHT
- TWIN POLE MOUNTED LED AREA / PARKING LOT LIGHT
- ◀ GROUND MOUNTED LED TREE UPLIGHT

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
EAST PARKING LOT	Illuminance	Fc	1.76	3.2	0.7	2.51
EAST WALKWAY	Illuminance	Fc	2.78	4.7	1.0	2.78
PLAZA WALKWAY	Illuminance	Fc	2.38	7.0	0.8	2.99
RUTH CHAPEL SOUTH PATIO	Illuminance	Fc	4.36	9.2	1.5	2.91
RUTH CHAPEL WEST PATIO	Illuminance	Fc	5.97	9.2	2.6	2.30
S. PARKING LOT PLUS DRIVE-THRU	Illuminance	Fc	3.38	7.3	1.1	3.07
SE WALKWAY	Illuminance	Fc	2.73	4.0	1.4	1.95
SW THEATER ENTRANCE PLAZA	Illuminance	Fc	2.71	5.3	1.2	2.26

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Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018

DESIGNED:
DRAWN:
CHECKED:

REVISIONS:
DHM Project # 17315:
1st Submittal 03-08-2018
2nd Submittal 04-18-2018
3rd Submittal 05-16-2018

DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
SITE PHOTOMETRIC
PLAN

SCALE:
SHEET NUMBER:

EP1.0

SHEET 12 OF 14

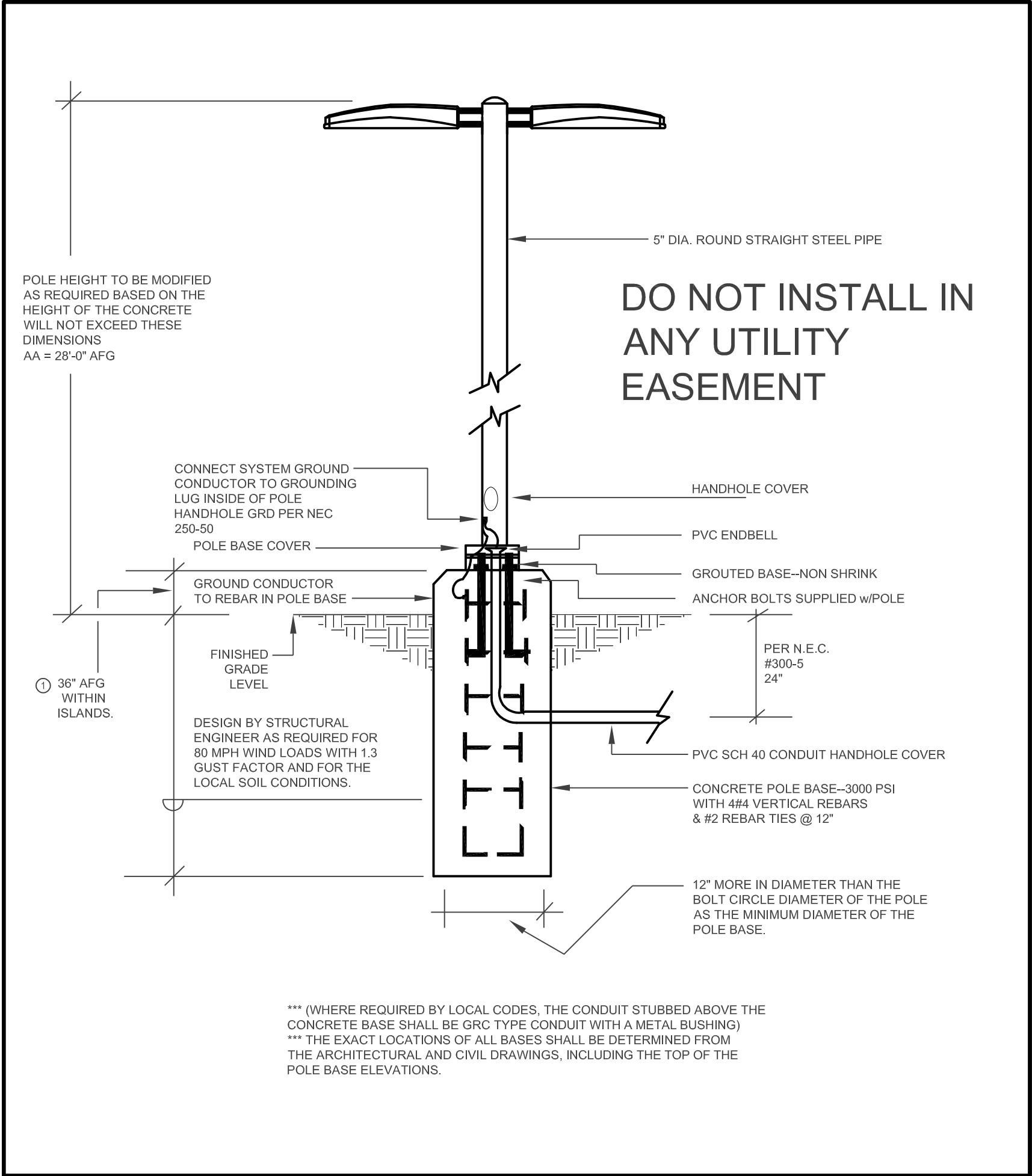


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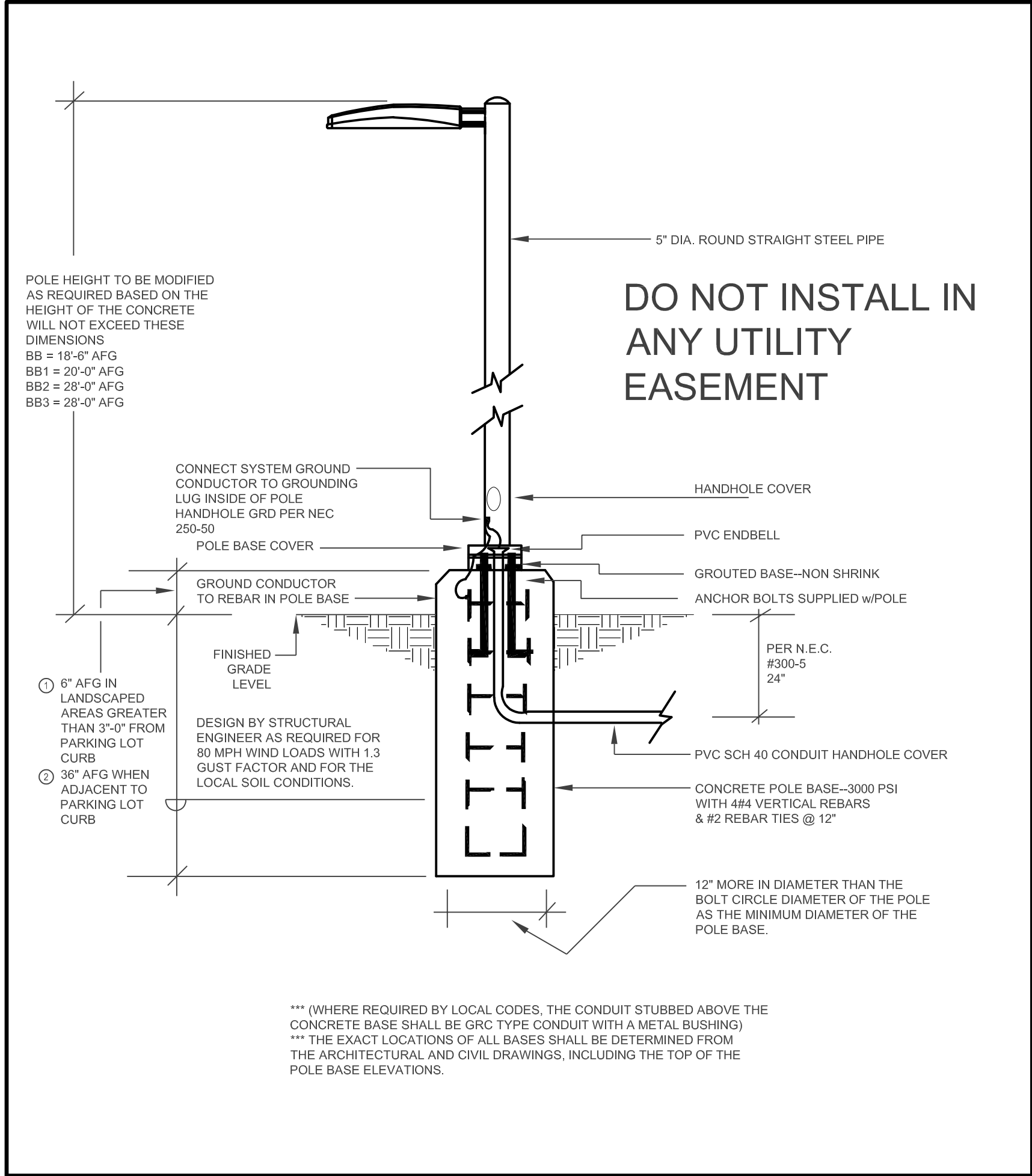
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PARKER SCHOOLHOUSE PLAZA & PARKING LOT

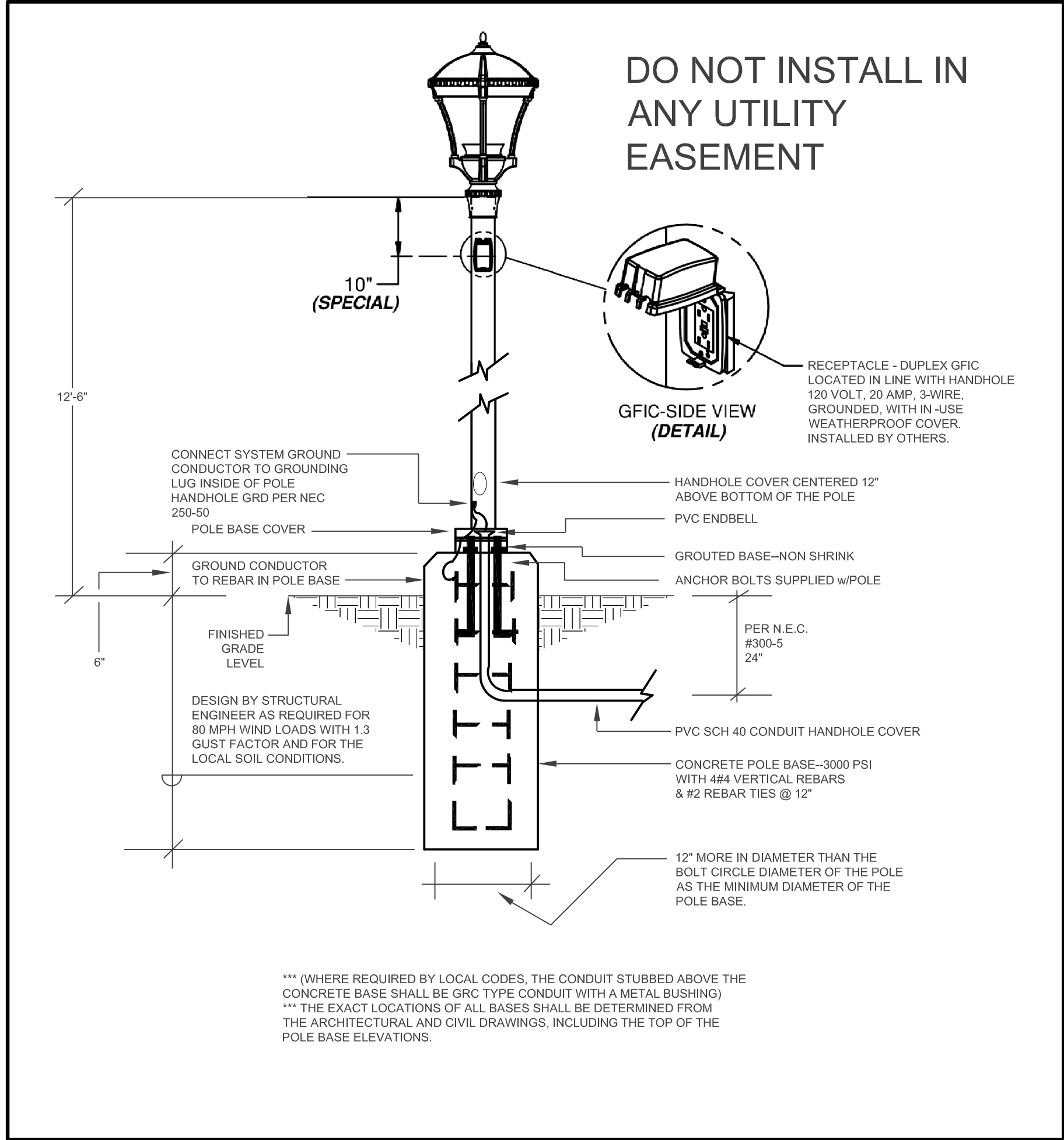
Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.



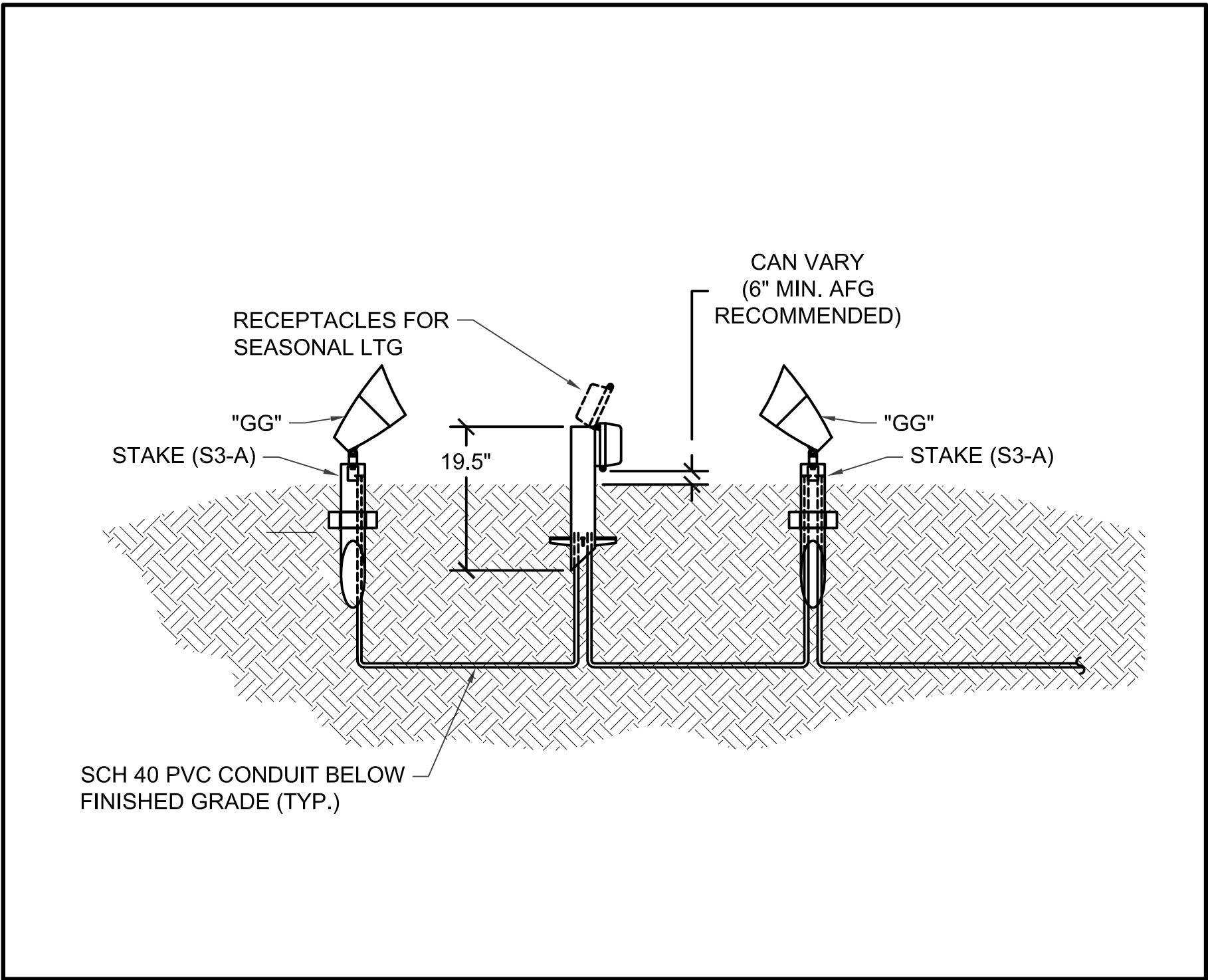
1 POLE BASE DETAIL - TYPES "AA"
SCALE: N.T.S.



2 POLE BASE DETAILS - TYPES "BB, BB1, BB2, BB3"
SCALE: N.T.S.



3 POLE BASE DETAIL - TYPES "CC & CC1"
SCALE: N.T.S.



4 TREE LIGHTS (UP LIGHT & SEASONAL) DETAIL
SCALE: N.T.S.

LUMINAIRE SCHEDULE									
FIXT. TYPE	MANUFACTURER		FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	MTG HEIGHT	REMARKS	VOLTS
	NAME	CATALOG NUMBER							
AA (TYPE 1)	GARCO	P32-DIM-A1-2-5W-215LA-WW-UNV-BLP	BLACK	2 - LED BY MFR	2 @ 218	POLE: RSS	RE: "1/EP2.0"	---	120-277
BB (TYPE 3)	GARCO	P21-DIM-A1-1-6M-80LA-WW-UNV-BLP	BLACK	1 - LED BY MFR	78	POLE: RSS	RE: "2/EP2.0"	---	120-277
BB1 (TYPE 1)	GARCO	P21-DIM-A1-1-4-105LA-WW-UNV-BLP	BLACK	1 - LED BY MFR	104	POLE: RSS	RE: "2/EP2.0"	---	120-277
BB2 (TYPE 1)	GARCO	P32-DIM-A1-1-5W-215LA-WW-UNV-BLP	BLACK	1 - LED BY MFR	218	POLE: RSS	RE: "2/EP2.0"	---	120/277
BB3 (TYPE 1)	GARCO	P21-DIM-A1-1-4-130LA-WW-UNV-BLP	BLACK	1 - LED BY MFR	127	POLE: RSS	RE: "2/EP2.0"	---	120/277
CC (TYPE 2)	AAL	PROV-T4-32LED-3K-450-BL	BLACK	1 - LED BY MFR	47	POLE: RSA	RE: "3/EP2.0"	PROVIDE W/ GFIC RECEPTACLE PER "3/IE3.0"	120-277
CC1 (TYPE 2)	AAL	PROV-T3-32LED-3K-450-BL	BLACK	1 - LED BY MFR	47	POLE: RSA	RE: "3/EP2.0"	PROVIDE W/ GFIC RECEPTACLE PER "3/IE3.0"	120-277
DD (TYPE 2)	KIM	PA7R-OT-NU-4-12L-010-3K7-42A-BL-UNV	BLACK	1 - LED BY MFR	14	GROUND	42"	---	120-277
EE (TYPE 2)	KIM	PA7R-CT-NU-3-12L-010-3K7-142A-BL-UNV	BLACK	1 - LED BY MFR	14	GROUND	42"	---	120-277
FF	KENALL	MR13FL-PP-M8-20L30K-DV	BLACK	1 - LED BY MFR	20	SURFACE	---	REPLACES EXISTING SURFACE "DRUM"	120-277
GG	HADCO	B9-D-W-A-SP1V S3-A	BLACK	1 - LED BY MFR	34	GROUND (RE: "4/EP2.0")	---	CONTRACTOR TO INCLUDE TIME FOR FOCUSING, ADJUSTING LIGHT LEVEL AND BEAM SPREAD LENSES WITH OWNER	120
EX 1/2	LITHONIA	WST-2ELED	BLACK	1 @ 420 (840)	50	WALL	EX1 = +16'-0" EX2 = +6'-0"	EXISTING WALL SCONCES	120-277
EX 3	C-LITE	C-WP-A-FCT3-1BL-40K-DB	BLACK	---	157	WALL	EX3 = +16'-0"	EXISTING WALL SCONCE TO BE REMOVED BY OWNER	120

ABBREVIATIONS:

AFG - ABOVE FINISH GRADE
RSS - ROUND STRAIGHT STEEL
TBL - TO BOTTOM OF LUMINAIRE
MFR - MANUFACTURER
LED - LIGHT EMITTING DIODE
RSA - ROUND STRAIGHT ALUMINUM
LV - LOW VOLTAGE (0-10V)

LUMINAIRE SCHEDULE NOTES:

- THIS LUMINAIRE TO BE SWITCHED ON/ OFF VIA RELAY AND DIMMED VIA 0-10V CONTROLLER IN LIGHTING CONTROL PANEL (LCP).
- CONTRACTOR TO TURN OVER ALL UNUSED LENSES TO OWNER SUBSEQUENT FIELD FOCUSING.

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5th Submittal 12-03-2018

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Site Plan Submittal

SHEET TITLE:

DETAILS &
LUMINAIRE
SCHEDULES

SCALE:
SHEET NUMBER:

EP2.0

SHEET 13 OF 14



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17.704

PARKER SCHOOLHOUSE PLAZA & PARKING LOT
Sited in the Northeast Quarter of Section 22
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State of Colorado.

PHILIPS GARDCO
Site & Area
PureForm
21" housing

Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction.

Ordering guide

Example: P21-APD-A1-1-5M-10LA-NW-120-NP-PCB

1. Available 120-277V only (UNV 120, 208, 240 & 277)
2. Available 120V or 277V only. MR10 and APD-MR10 require one motion sensor per pole, ordered separately. See page 7 for Accessories.
3. Available 120V or 277V only. Wattages 180LA and 200LA require outdoor sensor medium mounted to the arm of the luminaire (A1 arm only).
4. Available 120-277V only (UNV 120, 208, 240 & 277)
5. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
6. Available with 120LA or 200LA only. See page 8 for information on optional color or light output.
7. Available with 120LA or 200LA only. See page 8 for information on optional color or light output.
8. Available with 120LA or 200LA only. See page 8 for information on optional color or light output.
9. Available with 120LA or 200LA only. See page 8 for information on optional color or light output.
10. Available with 120LA or 200LA only. See page 8 for information on optional color or light output.
11. Available with 120LA or 200LA only. See page 8 for information on optional color or light output.
12. Available with 120LA or 200LA only. See page 8 for information on optional color or light output.
13. Available with 120LA or 200LA only. See page 8 for information on optional color or light output.

P21 PureForm LED area luminaire
21" housing

Dimensions - Standard Arm (A1)
Top View
Side View
End View

Dimensions - Short Arm (A2)
Top View
Side View
End View

Dimensions - Decorative Arm (A3)
Top View
Side View
End View

Dimensions - Mast Arm (MA)
Top View
Side View
End View

Dimensions - Wall Mount
With A1 Standard Arm
With A2 Short Arm

Single Luminaire Weight
Mounting Approx Weight
A1 38 lbs / 17,237 kg
A2 37 lbs / 16,883 kg
A3 38 lbs / 17,237 kg
MA 39 lbs / 17,669 kg

Effective Projected Area (ft²/m²)
Mounting Single Twin @ 180 3/4
A1 0.35 / 0.033 0.70 / 0.066 1.25 / 0.117
A2 0.30 / 0.028 0.60 / 0.056 1.10 / 0.103
A3 0.50 / 0.047 1.00 / 0.093 1.70 / 0.158
MA 0.35 / 0.033 N/A N/A

Providence® MicroCore™ - Medium Housing PROV TYPE CC & CC1

FEATURES
• Reliable, uniform, glare free illumination
• Types I, II, IV, V and custom
• 3000K, 4000K, 5000K CCT
• 0-10V dimming ready
• Integral surge suppression
• LifeShield™ thermal protection
• 14 standard powder coat finishes

SPECIFICATIONS
• Diameter: 6.7" / 475 mm
• Height: 31.3" / 800 mm
• Weight: 39 lbs
• EPA: 0.96
• IP Rating: 65

ORDERING INFORMATION
1. LIGHT ENGINE
2. COLOR TEMPERATURE
3. DRIVE CURRENT
4. FINISH
5. OPTIONS
6. CONTROL
7. MOUNTING

MILLENNIUM EDGE™
MR13/MR17 SERIES - FLAT FACE LOW PROFILE

PROJECT INFORMATION
Job Name: FF
Future Type: FF
Catalog Number: (REPLACES EXISTING SURFACE "DRUM")

PRODUCT FEATURES
• Surface mount - ceiling or wall
• 1.7" dia x 1.7" dia (MR13) 1.7" dia x 1.7" dia (MR17)
• Heavy duty aluminum extruded luminaire with die cast aluminum base
• Dust and water protected to IP64 standards
• Full cut-off for DA Approved™ dark sky installations
• Ceiling Mount only
• AIA compliant

SPECIFICATIONS
• BASEPLATE: Marine grade die cast aluminum, integral heat sink, Boreplate flange interfaces and weeps around lens base producing maximum moisture deflection and resistance to prying.
• LENS: UV stabilized, high impact resistant, virgin injection molded polycarbonate. Close tolerance push/bump-in-place method of injection molded lens and lens base. Lens and lens base secured with one continuous injection casted center pin feature.
• REFLECTOR: Full reflector interior - 92% reflectivity.
• LENS BASE: High impact resistant, injection molded black, black bronze or matte white polycarbonate.
• CASING: Die cast, closed cell, neoprene self adhesive gasket seals baseplate to mounting surface. Closed cell, silicone "O" ring gaskets positioned and friction secured in gasket channels of lens base flange and gasket surface ridge.
• HARDWARE: One stainless steel "nut" with center pin feature.
• ELECTRICAL: Available in 3000K, 4000K, and 5000K color temperatures, 80 CRI, 126-277VAC, 50/60Hz electrical input with high power factor electronic, constant current driver (>90 PF). Standard 0-10V dimming with 1-100% range maximum dimmer output of 200mA.
• PHOTOMETRICS: Photometry listed to the IESNA LM-79-08 standard by an IESNA 910702 accredited laboratory. For additional photometric data, please go to www.kimlighting.com.
• WARRANTY: One (1) year warranty against defects in materials and workmanship. Five (5) year warranty on LED lamps and driver for defects resulting in a failure lamp degradation of 30% or greater.
• LISTING: Luminaire is certified to UL Standards by the Underwriters Laboratory or Intertek Testing Laboratory for Wet Location. Listing includes Emergency Battery Back "LED" option. UL certified IP64 per IEC 60598. ENEC designated full cut-off: ENEC designated "Full Cut-Off" when using mounted.

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1 FULL CUT OFF - TYPES "BB, BB1 & BB3"
SCALE: N.T.S.

2 FULL CUT OFF - TYPES "CC & CC1"
SCALE: N.T.S.

3 SURFACE MOUNT - TYPE "FF"
SCALE: N.T.S.

PHILIPS GARDCO
Site & Area
PureForm
32" housing

Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction.

Ordering guide

Example: P32-DIM-A1-10LA-NW-UNV-NP-CLR

1. Available 120-277V only (UNV 120, 208, 240 & 277)
2. Available 120V or 277V only. MR10 and APD-MR10 require one motion sensor per pole, ordered separately. See page 7 for Accessories.
3. Available 120V or 277V only. Wattages 180LA and 200LA require outdoor sensor medium mounted to the arm of the luminaire (A1 arm only).
4. Available 120-277V only (UNV 120, 208, 240 & 277)
5. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
6. Available with 120LA or 200LA only. See page 8 for information on optional color or light output.
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12. Available with 120LA or 200LA only. See page 8 for information on optional color or light output.
13. Available with 120LA or 200LA only. See page 8 for information on optional color or light output.

P32 PureForm LED area luminaire
32" housing

Dimensions - Standard Arm (A1)
Top View
Side View
End View

Dimensions - Short Arm (A2)
Top View
Side View
End View

Dimensions - Decorative Arm (A3)
Top View
Side View
End View

Dimensions - Mast Arm (MA)
Top View
Side View
End View

Dimensions - Wall Mount
With A1 Standard Arm
With A2 Short Arm

Single Luminaire Weight
Mounting Approx Weight
A1 57 lbs / 25,865 kg
A2 56 lbs / 25,422 kg
A3 57 lbs / 25,865 kg
MA 58 lbs / 26,309 kg

Effective Projected Area (ft²/m²)
Mounting Single Twin @ 180 3/4
A1 0.40 / 0.038 0.80 / 0.075 1.65 / 0.154
A2 0.35 / 0.033 0.70 / 0.066 1.45 / 0.135
A3 0.60 / 0.056 1.20 / 0.113 2.00 / 0.186
MA 0.40 / 0.038 N/A N/A

KIM LIGHTING
PA7R
Pavilion® Bollard
TYPE DD&EE

FEATURES
• Traditional or Performance Optics
• Bluetooth enabled RGBW accent
• Integral NEMA 3R Enclosure
• Dual receptacle power panel
• PA System capability
• IP66 optical system

CERTIFICATIONS
• IK10
• IK10

SPECIFICATIONS
• PT Flat Top
• GT Crowned Top
• UO No Up/No Light
• NO No Up/No Light

ORDERING CODE
Model Top Optics Distribution Light Engine
PA7R Pavilion 7" Round PT Flat Top GT Crowned Top UO No Up/No Light NO No Up/No Light

PHILIPS HADCO
Landscape
B9 FlexScope LED
Accent line-voltage luminaire

Philips Hadco FlexScope B9 accent line-voltage landscape luminaire has interchangeable optics 20°, 36° and 65° by switching optic lenses. This adjustable luminaire also has the ability to switch between 5 preset light outputs.

Ordering guide
Series B9
Accent line-voltage luminaire
Lamping D LED
CCT W Warm (3000K) W Warm (3000K)
Finish A Black A Black
Blank None
Blank None

Features
1. Housing/Construction: A360 die-cast aluminum, able to remove without from housing with 2 screws. Adjustable luminaire allows for range of rotation, prevents future vibration loading stress secured by black oxide stainless steel screw. Driver mounts directly to housing for thermal management. All luminaire components are made of injection molded polycarbonate (PC).
2. Electrical: 34W (on high setting) linear voltage range (120V-120V). 277V Pre-wired with 12" digital cable of connection. Includes 0-10V Analog Class 2 wiring for dimming, capped off to help prevent cross wiring with line-voltage wires.
3. LED Board: Single COB LED Array.
4. Controls: Class 2 driver with AOC and 0-10V dimming. Design allows easy access to integral switch with 5 preset light outputs. cap with 12 screws and firmly adjust the level switch by hand.
5. Optic Systems: Flat glass, soda lime tempered clear steel screw. Driver mounts onto line without tools or RTV. Fixture pre-installed with medium flood (DF) optical lens. Interchangeable optical lens into main reflector. Both narrow flood (DF) and wide flood (DF) optical lenses are shipped with each fixture. Components are made of injection molded polycarbonate (PC).
6. Mounting: 1/2"-14 NPSM male threads to screw onto mounting stake, or other mounting accessory, sold separately.
7. Finish: Thermoplastic polyester powder coat is electroplated against phase protection for line/voltage. Manufactured to ISO 9001:2008 Standards. 5-year limited warranty.
8. Lamps: Integral LED module.
9. Options: Optional integral surge protection device provides surge phase protection for line/voltage. Ground and neutral/ground in accordance with IEEE C62.41 2002C High.
10. IP66 Rating: Dust tight and sealed against direct rays of water.

Parker Schoolhouse
Plaza & Parking Lot
19650 East Mainstreet
Parker, Colorado 80138

DHM PROJ. # 17315.02
DATE 11-23-2018
DESIGNED: DRAWN: CHECKED:

REVISIONS:
1st Submittal 03-08-2018
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3rd Submittal 05-16-2018

DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
LUMINAIRE CUT-SHEETS
SCALE: SHEET NUMBER:

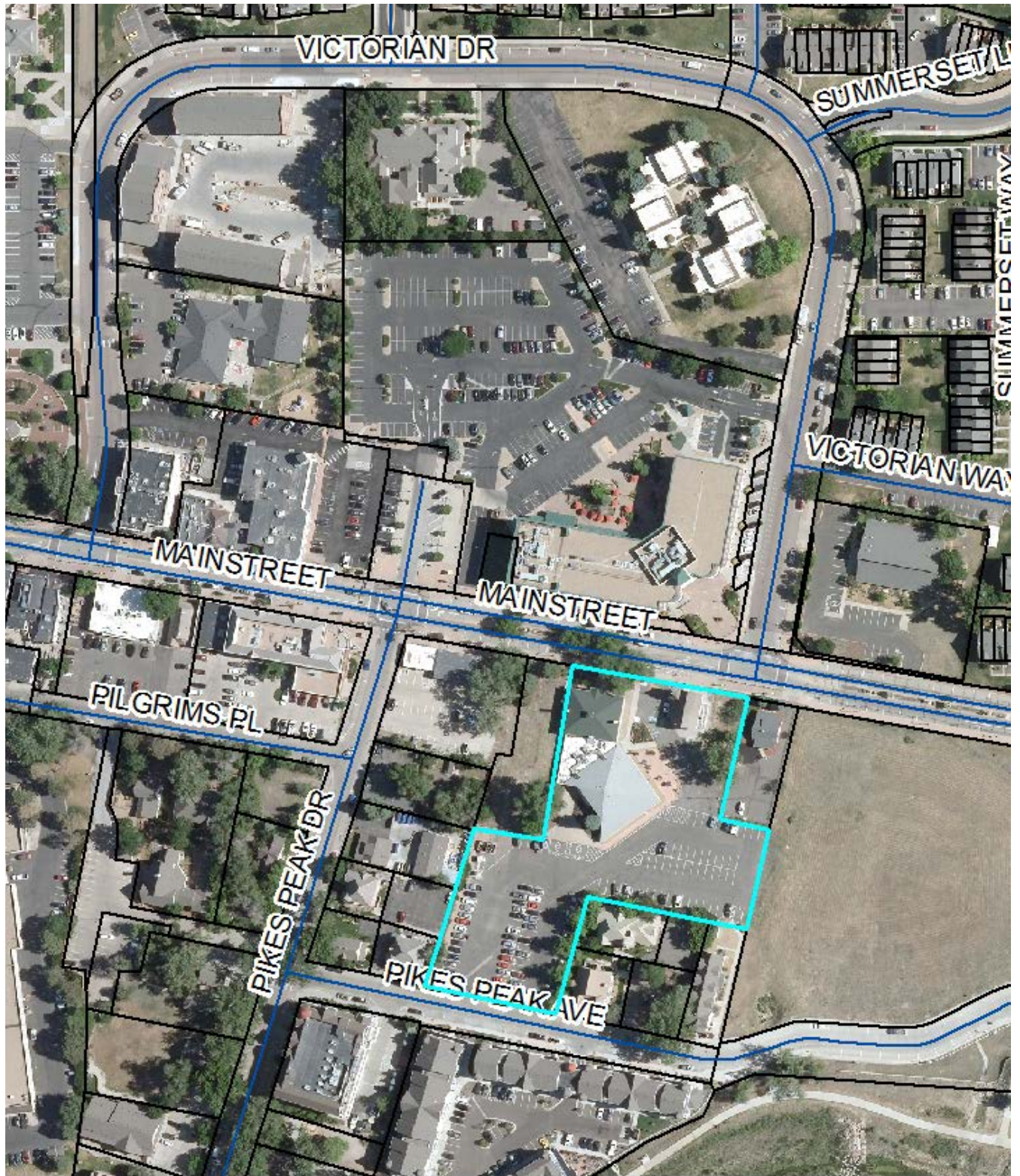
4 FULL CUT OFF - TYPES "AA & BB2"
SCALE: N.T.S.

5 BOLLARD TYPE - DD & EE
SCALE: N.T.S.

6 TREE UPLIGHT - TYPE GG
SCALE: N.T.S.

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4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

EP3.0
SHEET 14 OF 14

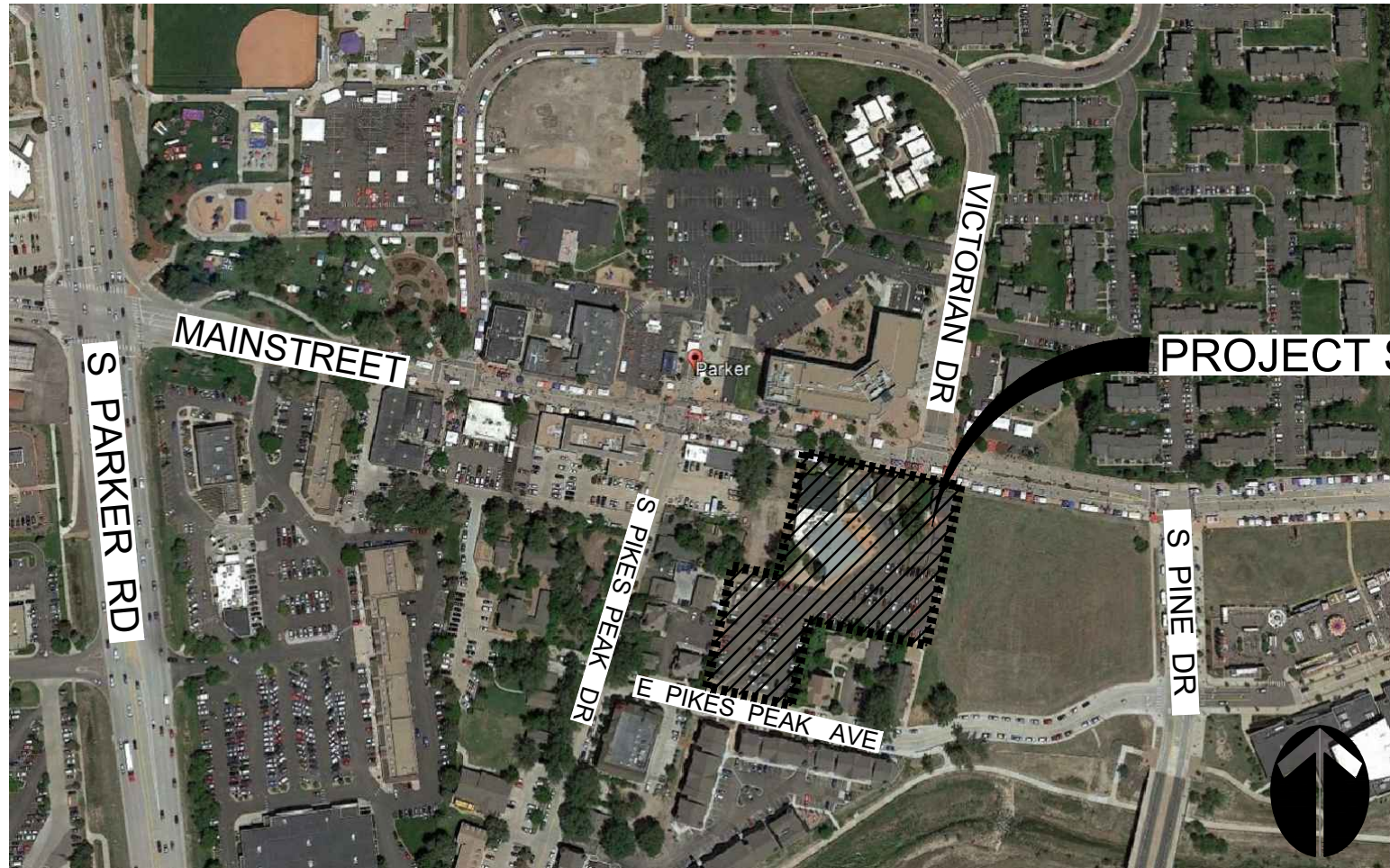


PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

SITE PLAN SUBMITTAL

LEGAL DESCRIPTION:
LOT 1A MAINSTREET CENTER, 1st AMENDMENT



VICINITY MAP

NOT TO SCALE

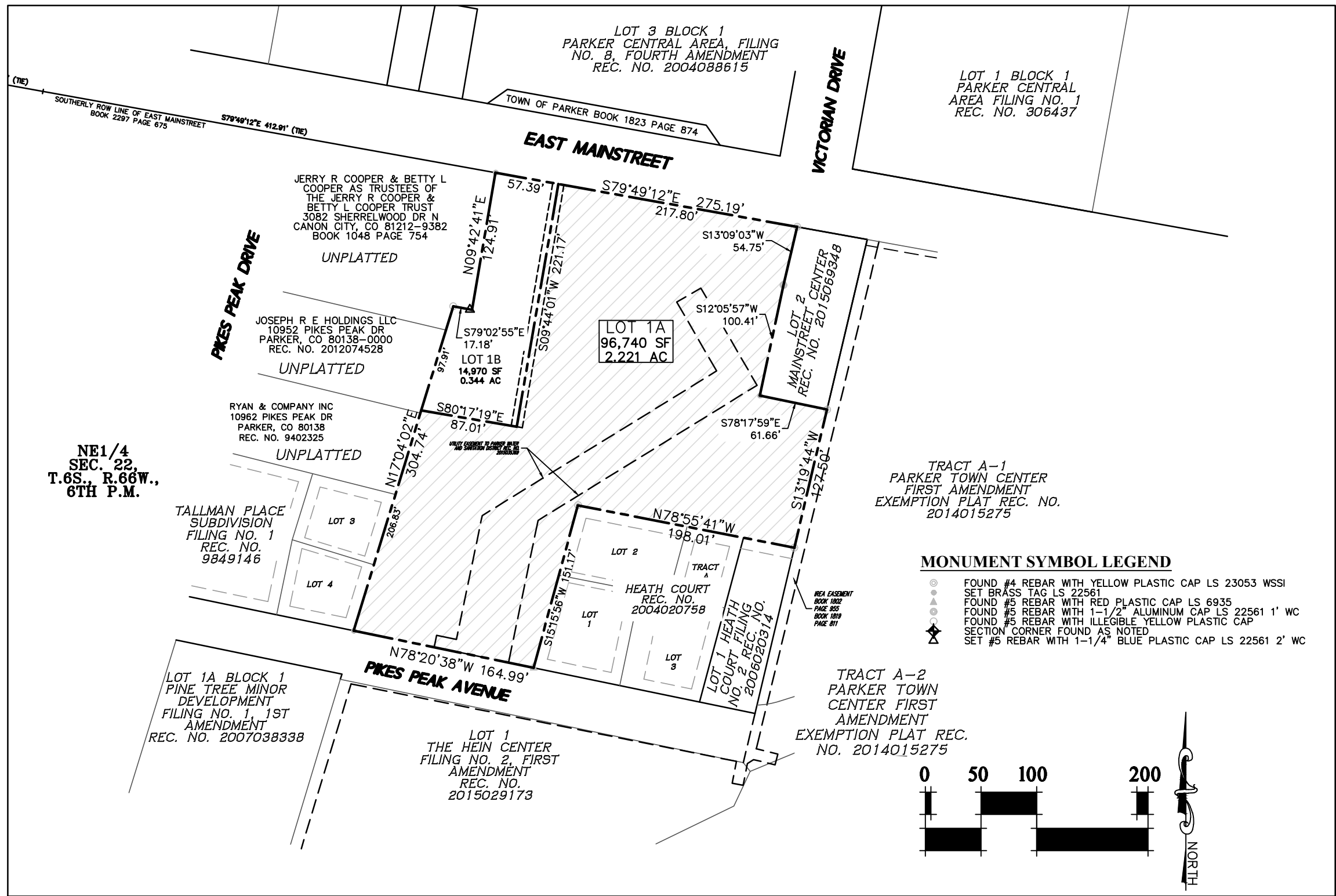
GENERAL NOTES

- Project location: Historic Center of the Greater Downtown District; 19650 East Mainstreet, Town of Parker, Colorado, 80138.
- Existing Improvements survey by Aztec Consultants, Inc., 300 E Mineral Ave., Suite 1, Littleton, Colorado.

SITE DATA

Site Data	Square Feet	% of Total Area
Buildings	13,152 SF	13.59%
Hardscape	20,850 SF	21.55%
Parking	42,894 SF	44.34%
Softscape	19,844 SF	20.52%
Total Site Area	96,740 SF	
Parking	Existing Spaces 119	Proposed Spaces** 115

**Note: Proposed parking spaces include 2 temporary spaces at the south edge of Lot 1B. See Sheet SP1.0. Temporary spaces may be subject to removal to accommodate future redevelopment.



PROJECT SITE MAP

NOT TO SCALE

SHEET INDEX

SHT #	NAME	SHEET TITLE
1	CVR	COVER SHEET
2	EX1	SITE SURVEY
3	SP1.0	SITE & MATERIALS PLAN
4	SP2.0	PLAZA ENLARGEMENTS - LAYOUT PLAN
5	SP3.0	SITE DETAILS
6	SP3.1	SITE DETAILS
7	L1.0	PLANTING PLAN & PLANT SCHEDULE
8	L2.0	PLAZA ENLARGEMENT & PLANTING NOTES
9	L2.1	LANDSCAPE DETAILS
10	L2.3	LANDSCAPE REGULATIONS
11	ES1.0	SITE LIGHTING PLAN
12	EP1.0	SITE PHOTOMETRIC PLAN
13	E2.0	DETAILS & LUMINAIRE SCHEDULES
14	E3.0	LUMINAIRE CUT-SHEETS
SEE CIVIL PLANS FOR MORE SHEETS IN THIS SUBMITTAL		

OWNER

TOWN OF PARKER
20120 E. MAINSTREET
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WW.PARKERONLINE.ORG
CONTACT: BOB EXSTROM

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Ben Sandoval
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bsandoval@jcaace.com



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JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:

COVER
SHEET

SCALE: N.T.S.

SHEET NUMBER:

CVR

SHEET 1 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

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Town of Parker, County of Douglas
State of Colorado.

DHM DESIGN

900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

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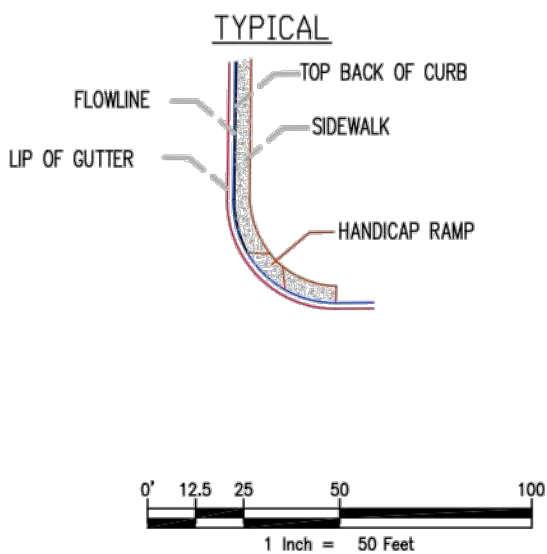
LEGEND

- SANITARY CLEANOUT
- SANITARY MANHOLE
- STORM INLET
- STORM DOWN DRAIN
- STORM MANHOLE
- WATER FIRE HYDRANT
- WATER LINE UNDERGROUND
- WATER VALVE
- ELECTRIC BREAKER BOX
- ELECTRIC CABINET
- ELECTRIC METER
- ELECTRIC UNDERGROUND
- LIGHT POLE
- ELECTRIC VAULT
- TELEPHONE LINE UNDERGROUND
- TELEPHONE PEDESTAL
- FIBER OPTIC UNDERGROUND
- FIBER OPTIC VAULT
- CABLE TV UNDERGROUND
- GAS LINE UNDERGROUND
- GAS METER
- IRRIGATION CONTROL BOX
- IRRIGATION VALVE

- LANDSCAPE EDGE
- LANDSCAPE LIGHT
- TREE CONIFER
- TREE DECIDUOUS
- TREELINE
- FENCE
- HANDICAP RAMP
- SIDEWALK
- FLAGPOLE
- CROWN ROAD
- EDGE ASPHALT
- EDGE CONCRETE
- CURB LIP OF GUTTER
- CURB TOP BACK
- FLOWLINE
- PAN
- PAN FLOWLINE
- LINEMARKING WHITE STRIPE SOLID
- BOLLARD
- DELINEATOR
- SIGN
- BUILDING
- STRUCTURE
- WALL
- CONCRETE
- ASPHALT PAVEMENT
- SANITARY UNDERGROUND
- STORM REINFORCED CONCRETE PIPE
- ELECTRIC TRANSFORMER

GENERAL NOTES

- ALL LINEAL UNITS SHOWN ARE U.S. SURVEY FEET.
- DATE OF SURVEY: THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON JUNE 13, 2017 & JANUARY 24, 2018.
- THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY AZTEC CONSULTANTS, INC UTILITY LOCATES DEPARTMENT ON JUNE 12, 2017.
- THIS TOPOGRAPHY MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT SITE IMPROVEMENTS AND GROUND FEATURES AS THEY EXISTED ON THE DATE SURVEYED.



MAJOR CONTOUR INTERVAL = 5'
MINOR CONTOUR INTERVAL = 1'
DATES OF FIELD SURVEY: JUNE 13, 2017 AND JANUARY 24, 2018

AzTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

(2018)

SURVEY NOTES

BASIS OF BEARINGS
BEARINGS ARE GRID BEARINGS COLORADO COORDINATE SYSTEM NAD 83 CENTRAL ZONE FROM GPS OBSERVATIONS, AND ARE BASED UPON THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AS BEARING S00°39'45"E BETWEEN MONUMENTS DESCRIBED AS FOLLOWS: THE N1/4 CORNER OF SECTION 22 IS A FOUND A 3-1/4" DIAMETER ALUMINUM CAP STAMPED 1990 LS 9133; THE C1/4 CORNER OF SECTION 22 IS A FOUND A 3-1/4" DIAMETER ILLEGIBLE ALUMINUM CAP IN A RANGE BOX.

BENCHMARK: DOUGLAS COUNTY GIS CONTROL POINT 1.090035 BEING A 3 1/4" ALUMINUM CAP LOCATED NEAR THE NORTHEAST CORNER OF THE PARKER CROSSROADS STRIP MALL AT THE INTERSECTION OF S. CROSSROADS DRIVE AND SOUTH PARKER ROAD. MONUMENT IS 4.3 FEET EAST OF THE NORTHERNMOST PARKING SPOT AT THE NORTHEAST CORNER OF THE TREADS BICYCLE SHOP. ELEVATION = 5883.72' (NAVD88)

ALL LINEAL UNITS ARE U.S. SURVEY FEET.

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING = (STATE PLANE NORTHING * 1.0003179891) - 1000000.03'
PROJECT EASTING = (STATE PLANE EASTING * 1.0003179891) - 3000000.03'

Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ # 17315.02 DATE 11-21-2018

DESIGNED: AZTEC
DRAWN: CONSULTANTS
CHECKED: INC

REVISIONS:
DHM Project # 17315:
1st Submittal 03-08-2018
2nd Submittal 04-18-2018
3rd Submittal 05-16-2018

DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
SURVEY

SCALE: 1"=50'-0"
SHEET NUMBER:

EX.1

SHEET 2 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

MATERIALS LEGEND

Symbol	Key	Description / Location
	A	Concrete Paving - Main Plaza
	B	Concrete Paving - South Theatre Entrance Plaza
	C	Concrete Paving - Colored Concrete (See Civil)
	D	Concrete Paving - Walk west of schoolhouse (See Civil)
	E	Concrete Paving - Adjacent to parking lot (See Civil)
	F	Asphalt Paving (See Civil)
	G	Crusher Fines
	H	Sod
	I	Wood Mulch
	J	Rock Mulch - 4"-6"
	K	Planting Bed

LIGHTING COORDINATE TABLE

Point	NORTHING	EASTING	COMMENT
L01	614897.43	209768.13	Pole Type BB
L02	614823.85	209750.62	Pole Type BB
L03	614713.55	209783.05	Pole Type BB2
L04	614732.13	209680.68	Pole Type BB2
L05	614653.91	209585.20	Pole Type BB3
L06	614575.98	209568.80	Pole Type BB3
L07	614563.64	209481.25	Pole Type BB1
L08	614644.64	209446.38	Pole Type BB3
L09	614707.48	209524.41	Pole Type AA
L10	614761.47	209587.80	Pole Type CC
L11	614807.11	209575.67	Pole Type CC
L12	614814.81	209693.98	Pole Type CC
L13	614866.70	209727.98	Pole Type CC
L14	614941.29	209710.10	Pole Type CC
L15	614932.87	209657.85	Pole Type CC1
L16	614878.83	209648.35	Pole Type CC1
L20	614889.58	209735.06	Bollard Type EE
L21	614892.14	209721.30	Bollard Type EE
L22	614902.53	209714.92	Bollard Type EE
L23	614922.17	209718.73	Bollard Type EE
L24	614904.09	209676.37	Bollard Type DD
L25	614890.31	209682.01	Bollard Type DD
L26	614880.78	209693.40	Bollard Type DD
L27	614861.74	209667.13	Bollard Type DD
L28	614857.86	209681.01	Bollard Type DD
L29	614847.80	209691.32	Bollard Type DD

NOTES

- COORDINATE POINTS ON THIS PLAN ARE IN ADDITION TO & COMPLIMENTARY WITH COORDINATION POINTS ON CIVIL DRAWINGS.
- TABLE REFERS TO GROUND MOUNTED LIGHT FIXTURE LOCATIONS.
- REFER TO E SERIES OF SHEETS (E0.1 THROUGH E4.0) FOR MORE LIGHTING & SITE ELECTRICAL INFORMATION.
- REFER ALSO TO DETAIL 5/SP3.0 - FOR LOCATION OF LIGHTS IN PLAZA AREA.

LIGHTING SYMBOLS

- ⊙ Bollards (Type DD + EE)
 - ⊙ Pedestrian Lights (Type "CC" Series)
 - ⊙ Pole Lights (Types AA + "BB" Series)
- + L05 See Light Coordinate Table this sheet for light locations
See Sheets EP2.0 & E3.0 for explanation of lighting types

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Parker Schoolhouse

Plaza & Parking Lot

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Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018
DESIGNED: MG
DRAWN: MB
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4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
OVERALL
SITE & MATERIALS
PLAN

SCALE: 1"=20'-0"
SHEET NUMBER:

SP1.0

SHEET 3 OF 14

NAME: [Redacted]
DATE: 11-21-2018
PROJECT: PARKER SCHOOLHOUSE PLAZA & PARKING LOT
SHEET: SP2.0
SCALE: 1"=10'-0"

MAKES

REFERENCES

1. [Redacted]
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PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

COORDINATE TABLE

Radii of Curves

Point	NORTHING	EASTING	COMMENT
RP1	614841.55	209707.40	Center of plaza circle
RP2	614848.55	209727.18	Centerline of Conc Curb
RP3	614848.01	209732.49	Centerline of Conc Curb
RP4	614908.56	209706.96	Centerline of Conc Band
RP5	614904.24	209665.27	Centerline of Conc Band
RP6	614832.67	209666.48	Centerline of Conc Band
RP7	614779.54	209617.04	Radius of Planting Bed
RP8	614776.24	209582.09	Radius of Planting Bed
RP9	614775.08	209582.56	Radius Control Joint
RP10	614867.39	209759.54	Radius of Walk

Table Locations

Point	NORTHING	EASTING	COMMENT
T1	614836.65	209687.24	Table
T2	614842.30	209681.62	Table
T3	614848.56	209680.90	Table
T4	614845.57	209676.62	Table
T5	614853.19	209676.75	Table

Concrete Curb/Wall Near Ruth Chapel

Point	NORTHING	EASTING	COMMENT
W1	614827.09	209754.70	End of Curb/Wall @ Firelane
W2	614829.72	209741.99	Centerline of Curb/Wall
W3	614834.23	209742.81	Centerline of Curb/Wall
W4	614856.44	209740.35	Centerline of Curb/Wall
W5	614872.93	209725.57	Approx end - CL of Curb/Wall
W6	614863.19	209708.52	Approx end - CL of Curb/Wall
W7	614891.54	209704.06	Centerline of Curb/Wall
W8	614900.97	209703.14	Centerline of Curb/Wall
W9	614906.86	209704.35	Centerline of Curb/Wall
W10	614912.94	209707.04	Approx end - CL of Curb/Wall

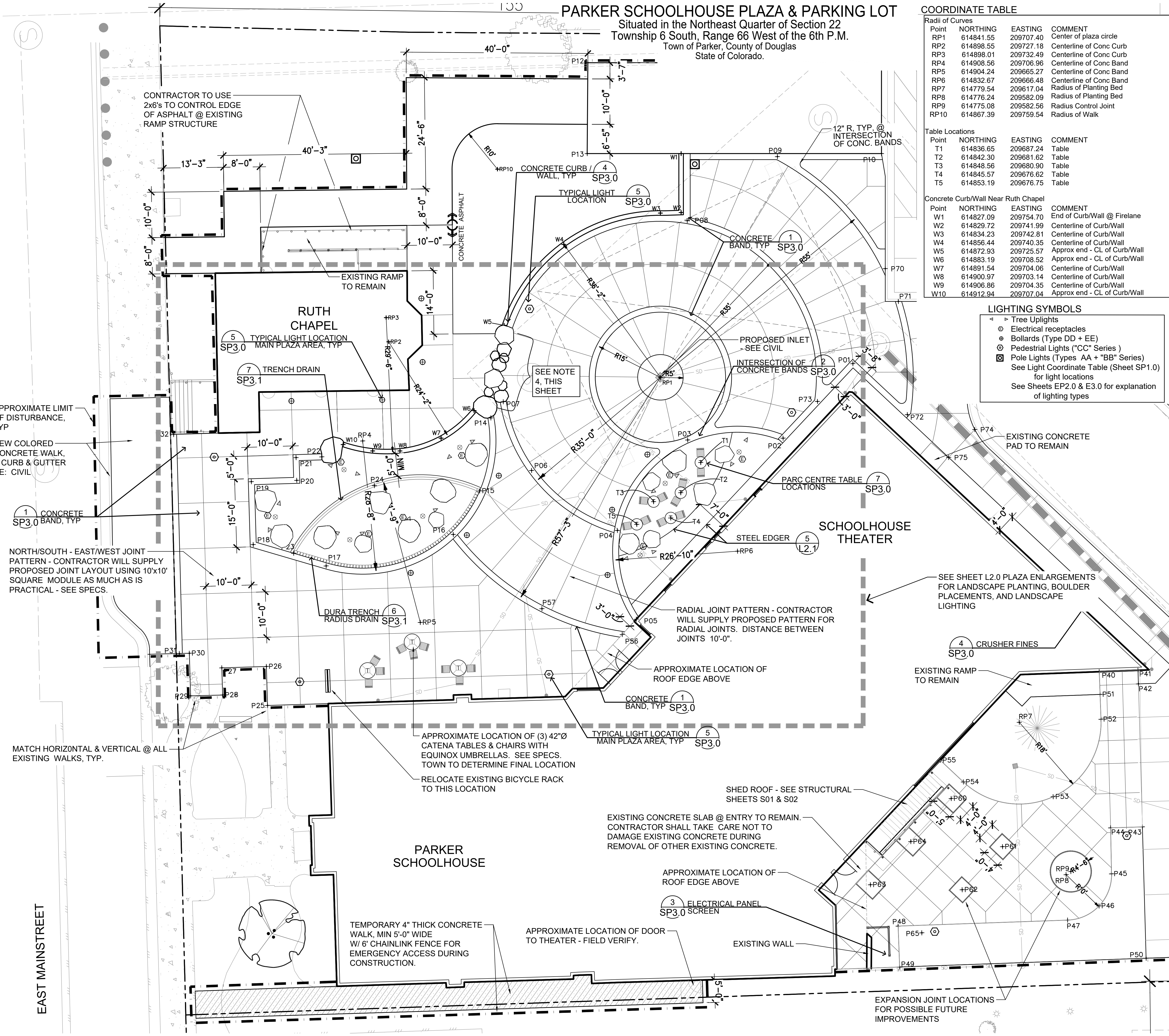
LIGHTING SYMBOLS

- Tree Uplights
- Electrical receptacles
- Bollards (Type DD + EE)
- Pedestrial Lights ("CC" Series)
- Pole Lights (Types AA + "BB" Series)

See Light Coordinate Table (Sheet SP1.0) for light locations
See Sheets EP2.0 & EP3.0 for explanation of lighting types

Point	NORTHING	EASTING	COMMENT
P01	614799.98	209701.38	CL of Conc Band next to Theater
P02	614817.80	209688.81	CL of Conc Band next to Theater
P03	614838.45	209692.68	CL of band around plaza circle
P04	614857.63	209676.31	CL of Conc Band next to Theater
P05	614857.51	209656.33	CL of Conc Band next to Theater
P06	614873.48	209693.06	Centerline of Concrete Band
P07	614876.50	209709.15	Approx End of Concrete Band
P08	614861.27	209735.49	End of Concrete Band
P09	614850.17	209719.67	CL of band around plaza circle
P10	614783.89	209745.77	Corner of Firelane
P11	614779.84	209765.35	Corner of Firelane
P12	614843.16	209778.45	Corner of Firelane
P13	614847.35	209758.89	Corner of Firelane
P14	614879.91	209706.20	Approx End of Concrete Band
P15	614885.58	209690.97	End of Curb @ Drain
P16	614893.20	209682.76	Centerline of Concrete Band
P17	614922.02	209681.65	Centerline of Concrete Band
P18	614936.79	209689.49	CL (Corner) of Concrete Band
P19	614934.39	209703.13	CL (Corner) of Concrete Band
P20	614924.54	209701.40	CL (Corner) of Concrete Band
P21	614923.67	209706.33	CL (Corner) of Concrete Band
P22	614918.09	209705.35	Approx End of Concrete Band
P23	614928.46	209685.83	End of Curb @ Drain
P24	614908.03	209696.81	Centerline of Curb @ Drain
P25	614940.87	209654.18	Edge of Concrete
P26	614939.39	209662.63	Edge of Concrete
P27	614949.05	209664.32	Edge of Concrete
P28	614950.08	209658.44	Edge of Concrete
P29	614957.03	209659.68	Edge of Concrete
P30	614955.41	209668.92	Edge of Concrete
P31	614957.57	209669.31	End of Concrete Band
P32	614949.05	209716.78	End of Concrete Band
P33	614949.05	209716.78	End of Concrete Band
P34	614760.05	209624.37	Edge of Concrete - South Entry
P35	614751.62	209622.95	Edge of Concrete - South Entry
P36	614752.14	209620.00	Edge of Concrete - South Entry
P37	614757.65	209588.99	Edge of Concrete - South Entry
P38	614764.55	209590.20	Edge of Concrete - South Entry
P39	614766.41	209580.25	Edge of Concrete - South Entry
P40	614770.53	209573.88	Edge of Concrete - South Entry
P41	614777.95	209572.24	Edge of Concrete - South Entry
P42	614814.74	209578.49	Edge of Concrete - South Entry
P43	614816.25	209569.62	Edge of Concrete - South Entry
P44	614762.71	209560.52	Edge of Concrete - South Entry
P45	614760.88	209619.44	Edge of Concrete - South Entry
P46	614761.79	209614.04	Edge of Concrete - South Entry
P47	614775.56	209599.48	Edge of Concrete - South Entry
P48	614794.25	209606.67	Edge of Concrete - South Entry
P49	614798.27	209612.36	Edge of Concrete - South Entry
P50	614861.23	209653.66	End of Concrete Band
P51	614877.40	209662.80	Centerline of Concrete Band
P52	614797.62	209603.63	Base of Future Structure
P53	614788.70	209590.97	Base of Future Structure
P54	614799.32	209583.48	Base of Future Structure
P55	614818.87	209588.65	Base of Future Structure
P56	614808.25	209596.14	Base of Future Structure
P57	614809.95	209575.99	Base of Future Structure

- ### NOTES
- COORDINATE POINTS ON THIS PLAN ARE IN ADDITION TO & COMPLEMENTARY WITH COORDINATION POINTS ON CIVIL DRAWINGS.
 - POINTS ALONG THE CONCRETE BANDS ARE LOCATED ON THE CENTERLINE OF THE BANDS. RADII ARE MEASURED TO THE CENTER OF THE ARC FOR THE CONCRETE BANDS AND FOR THE CONCRETE CURB WALL.
 - POINTS ON CURVES ARE TYPICALLY AT THE BEGINNING, MIDDLE, & END OF THE ARC.
 - CONTRACTOR SHALL CREATE A CONTINUOUS BOULDER RETAINING WALL IN THIS AREA, WHICH IS WITHIN THE UTILITY EASEMENT.
 - INSTALL GEOTECH FABRIC BETWEEN WALL & SOIL BEHIND IT. WALL SHALL NOT ALLOW SOIL TO SIFT THROUGH TO PAVING BELOW.
 - ROCK SIZE, SHAPE, & LOCATION ARE DIAGRAMMATIC, INTENDING TO SHOW DESIGN INTENT.
 - REFER TO DETAILS 4/ SP3.0, 1/SP3.1, & SHEET L2.0 FOR INFORMATION ON INSTALLATION AND DESIGN INTENT.
 - SEE CIVIL SHEET C2.1 FOR GRADING INFORMATION.



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Parker Schoolhouse Plaza & Parking Lot

19650 East Mainstreet
Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018

DESIGNED: MG
DRAWN: MB
CHECKED: MG

REVISIONS:
DHM Project # 17315:
1st Submittal 03-08-2018
2nd Submittal 04-18-2018
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4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

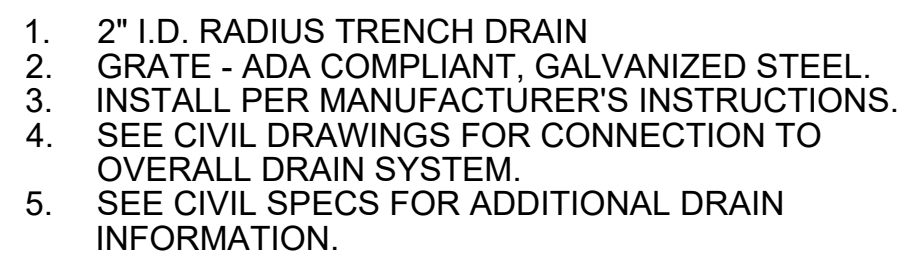
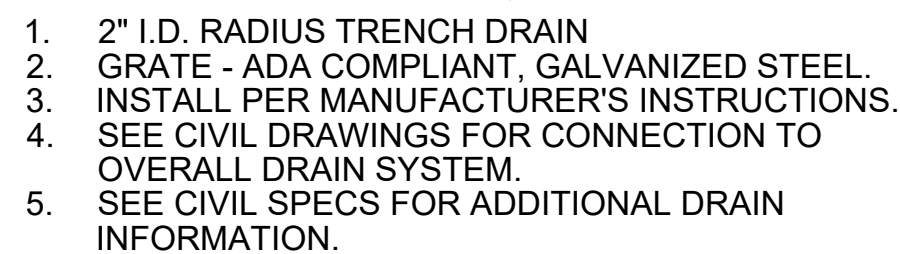
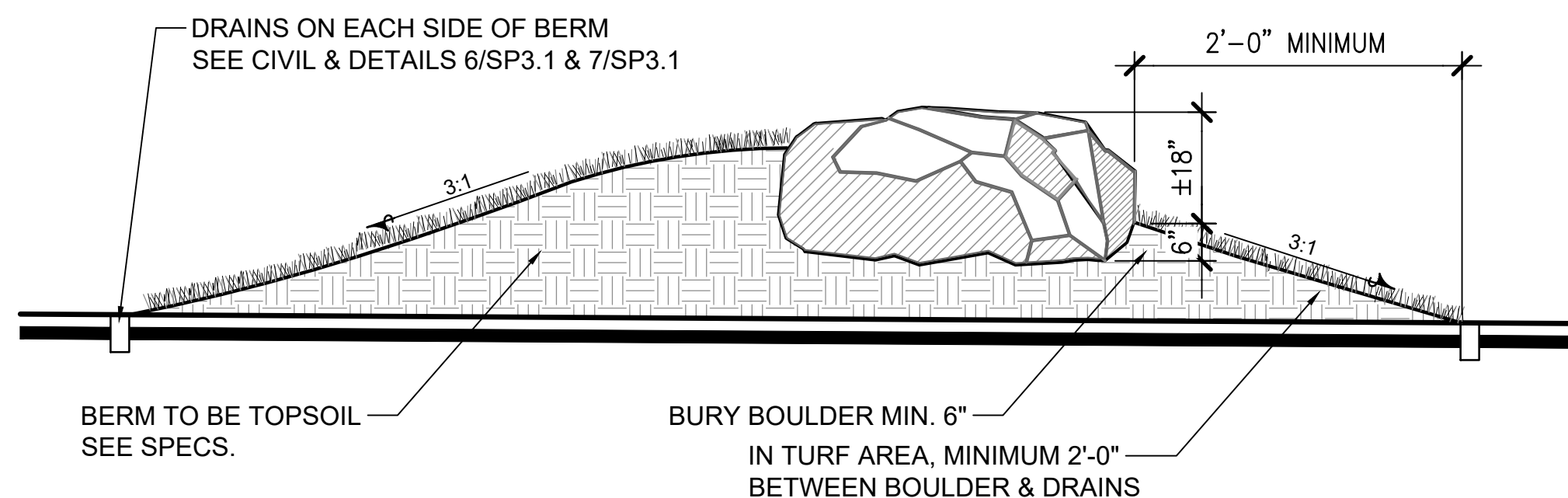
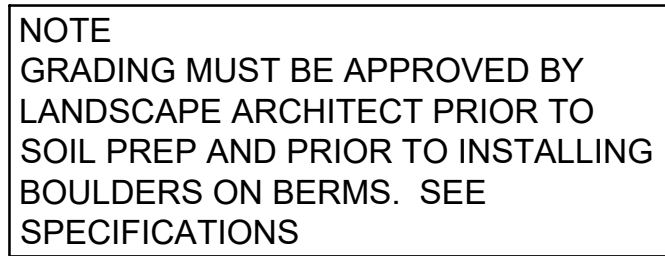
SHEET TITLE:
PLAZA ENLARGEMENT LAYOUT PLAN

SCALE: 1"=10'-0"
SHEET NUMBER:

SP2.0

SHEET 4 OF 14

Situated in the Northeast Quarter of Section 22
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DHM PROJ. #	DATE
17315.02	11-21-201

DESIGNED: MG
DRAWN: MB
CHECKED: MG

REVISIONS:
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 3rd Submittal 05-16-2018

<u>DHM Project # 17315.02</u>	
4th Submittal	10-26-2018
5th Submittal	12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:

SITE
DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

SP3.1

SHEET 6 OF 14

Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

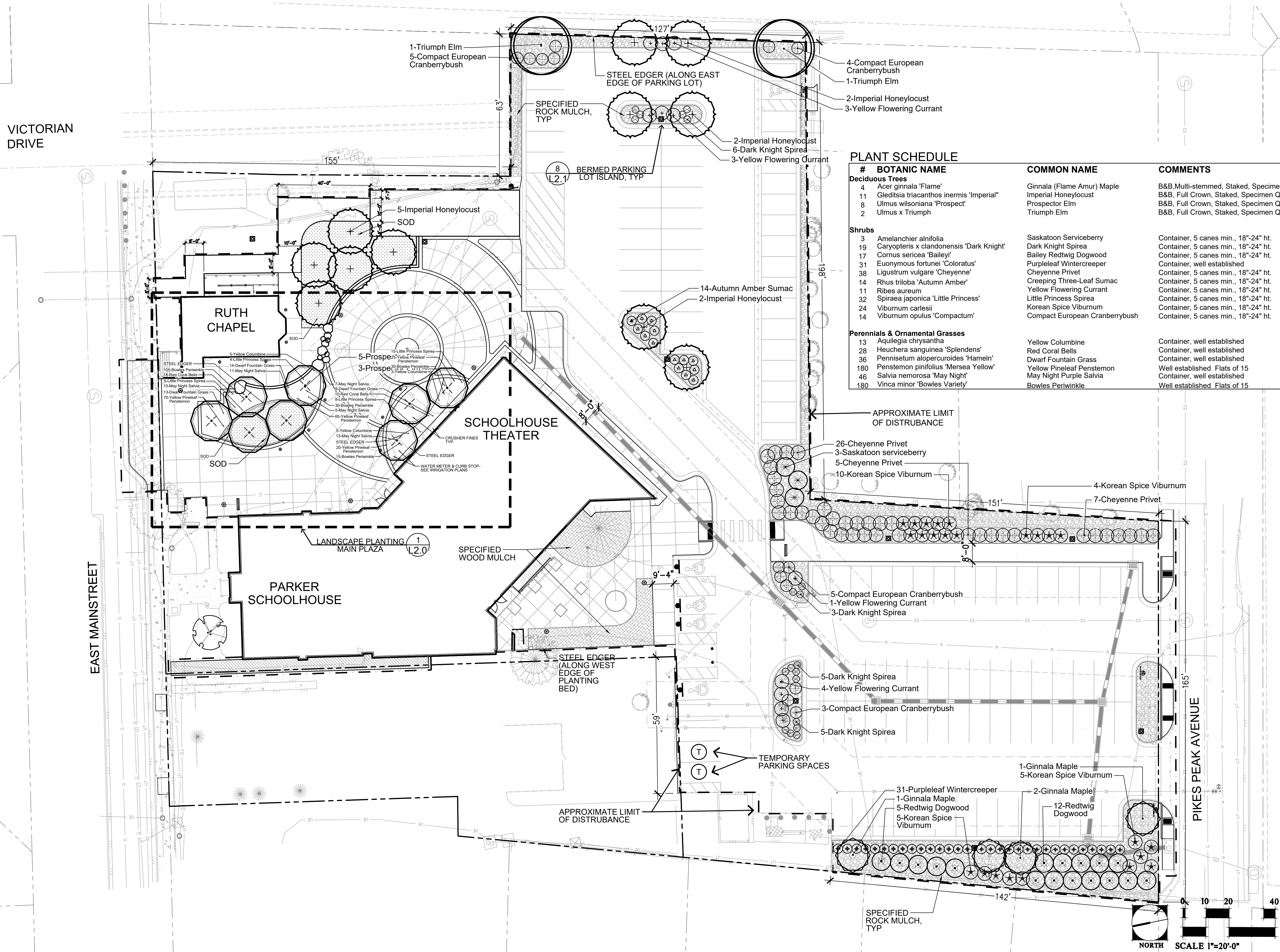
Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018

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DRAWN: MB
CHECKED: MGREVISIONS:
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1st Submittal 03-08-2018
2nd Submittal 04-18-2018
3rd Submittal 05-16-2018DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018JOB DESCRIPTION:
Site Plan SubmittalSHEET TITLE:
PLANTING PLAN
& PLANT SCHEDULESCALE: 1"=20'-0"
SHEET NUMBER:

L1.0

SHEET 7 OF 14



PLANTING NOTES

1. THE LANDSCAPE PLAN AND DETAILS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL, ELECTRICAL, STRUCTURAL, IRRIGATION, AND PLUMBING PLANS TO FORM COMPLETE INFORMATION REGARDING SITE WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF LANDSCAPE PLANTING.
2. LANDSCAPE CONTRACTOR TO REMOVE ALL ROCK AND DEBRIS OVER 1" IN SIZE PRIOR TO INSTALLATION OF PLANT MATERIAL. ALL MATERIALS SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES & REGULATIONS.
3. CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE (OAR) BEFORE PROCEEDING WITH WORK.
4. CONTRACTOR SHALL USE LOCAL BEST MANAGEMENT PRACTICES FOR OBTAINING AND INSTALLING LANDSCAPE MATERIALS. COMPLETE THE WORK USING SKILLED PERSONNEL, PROFICIENT IN THE TRADES REQUIRED & IN A NEAT , ORDERLY AND RESPONSIBLE MANNER & WITH RECOGNIZED STANDARDS OF WORKMANSHIP.
5. ALL PLANTS TO BE APPROVED BY OAR PRIOR TO INSTALLATION. NOTIFY OAR FOR INSPECTION AND APPROVAL OF PLANT MATERIAL AT TIME OF DELIVERY. TREES ARE TO BE TAGGED AT THE NURSERY BY CITY FORESTER. ANY PLANT NOT MEETING OWNER'S APPROVAL MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
6. PLANT MATERIAL MUST MEET CURRENT LANDSCAPE NURSERY STANDARDS &/OR ANSI Z60.1.
7. IF PLANTS ARE NOT AVAILABLE, NOTIFY OAR & OBTAIN APPROVAL OF PROPOSED SUBSTITUTIONS BEFORE PROCURING PLANT MATERIAL.
8. THE OAR MUST APPROVE ALL PLANTING LAYOUTS PRIOR TO PLANTING. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR PRIOR TO INSTALLING PLANTS. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
9. IF THERE IS A DISCREPANCY BETWEEN THE PLANT QUANTITY ON THE PLANS & THE ACTUAL NUMBER OF PLANT SYMBOLS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS AS SYMBOLICALLY DEPICTED ON THE PLANS.
10. MULCH - ALL PLANTING BEDS SHALL RECEIVE SPECIFIED MULCH. REFER TO SPECIFICATIONS AND DETAILS.
11. ROCK MULCH SHALL BE 4"-6" DIAMETER RIVER COBBLE. SEE SPECS AND DETAILS.
 - A. ROCK MUCH SHALL BE SET 1" BELOW AN ADJACENT TOP OF CURB OR CONCRETE PAVING
 - B. PLANTINGS WITHIN ROCK MULCH AREAS SHALL NOT HAVE ROCK MULCH INSTALLED AROUND THEIR BASES TO ALLOW FOR THE INSTALLATION OF WOOD MULCH. TREES SHALL HAVE NO ROCK MULCH WITHIN 15" OF THEIR BASE; SHRUBS SHALL HAVE NO ROCK MULCH WITHIN 9" OF THEIR BASE.
 - C. HAND PLACE ROCK MULCH SO AS NOT TO DAMAGE THE PLANTS OR THE IRRIGATION SYSTEM.
 - D. ALL ROCK MULCHED AREAS SHALL BE UNDERLAIN WITH GEOTECH FABRIC.
12. WOOD MULCH SHALL BE A NATURAL CEDAR FIBER MULCH. SEE SPECS.
 - A. APPLY A MINIMUM FOUR (4) INCH DEPTH FOR TREES AND SHRUBS. GROUNDCOVERS SHALL RECEIVE 2" OF WOOD MULCH - DO NOT BURY PERENNIALS WITH MULCH.
 - B. MULCH AROUND TREES SHALL BE 4" DEEP, EXCEPT IN LAWN AREAS WHICH WILL BE 2" DEEP.
 - C. PULL MULCH BACK 6" FROM TRUNK OF TREES
 - D. PLANTINGS WITHIN ROCK MULCH AREAS SHALL HAVE WOOD MULCH INSTALLED AROUND THEIR BASE. TREES SHALL HAVE A WOOD MULCH RING MINIMUM 30" IN DIAMETER; SHRUBS SHALL HAVE A WOOD MULCH RING MINIMUM 18" IN DIAMETER.
 - E. WOOD MULCH AREAS SHALL NOT BE UNDERLAIN WITH GEOTECH FABRIC.

INSTALLATION OF BOULDER & LIGHTING IN PLAZA AREA

BOULDERS

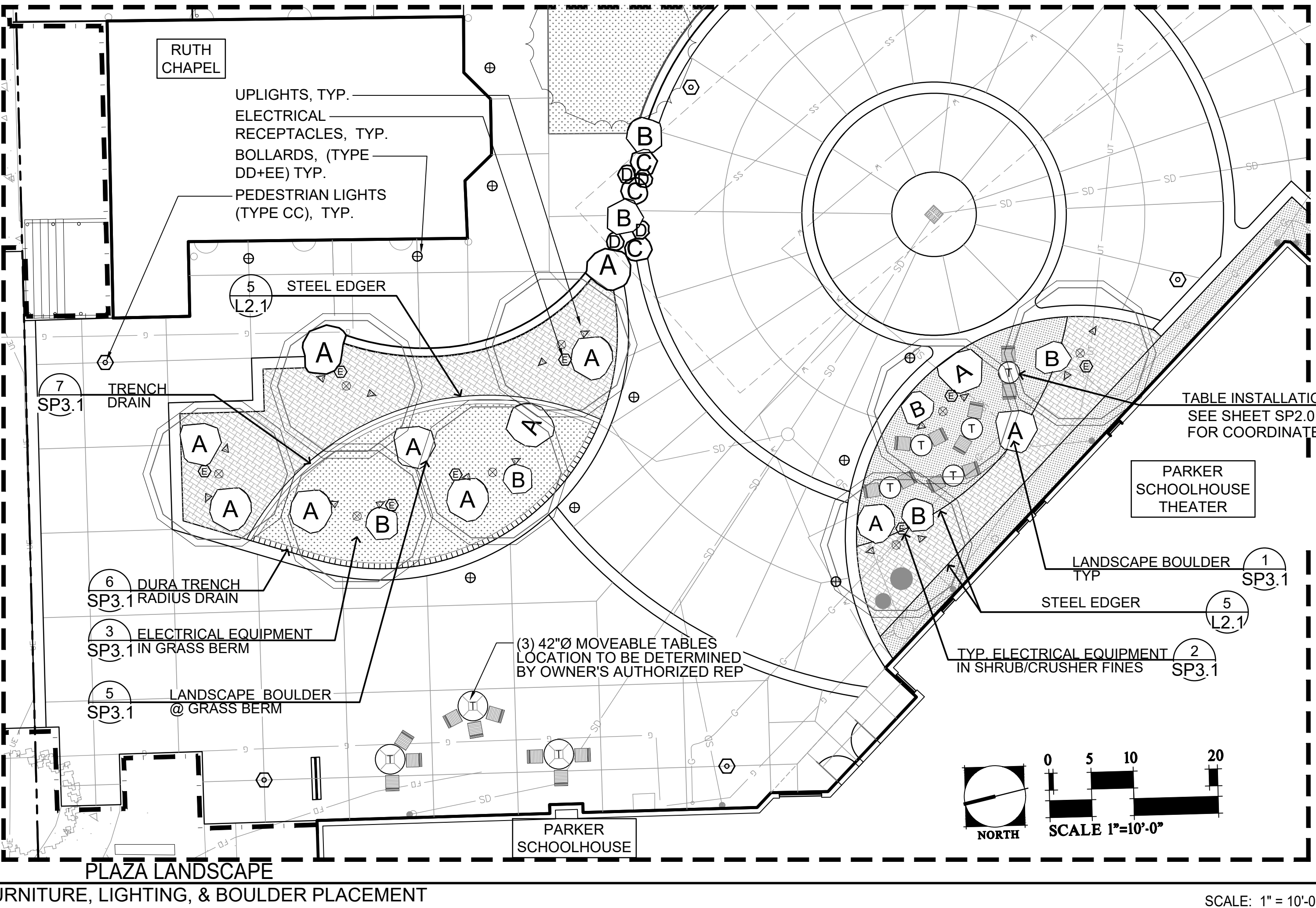
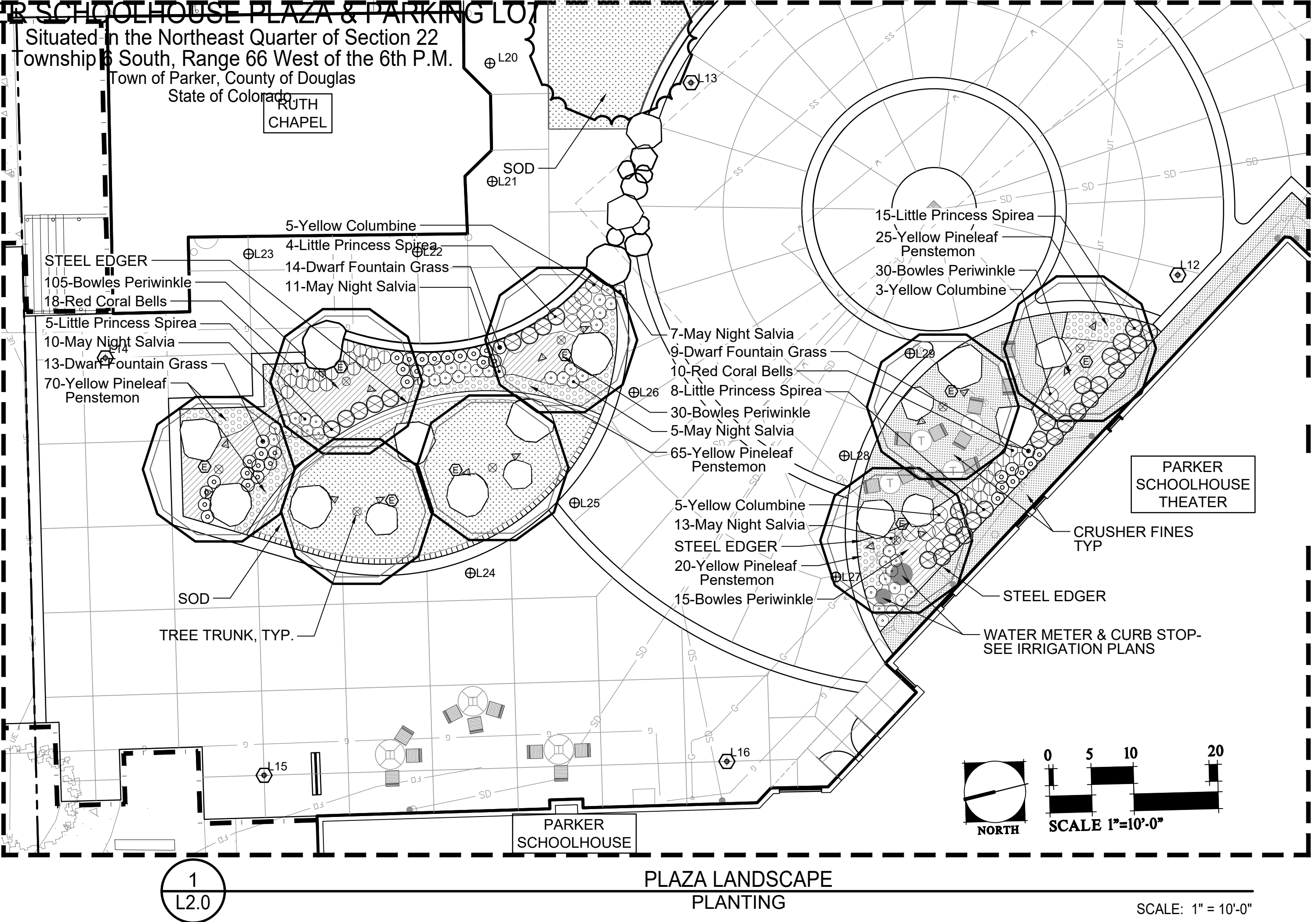
1. DESIGN INTENT: BOULDERS WILL SERVE AS INFORMAL SEATING. THEREFORE, THE HORIZONTAL TOP EDGE OR FACE SHOULD BE RELATIVELY FLAT-ESPECIALLY THE 5' DIAMETER (TYPE A) ROCKS.
 2. BOULDERS SHALL BE PAWNEE RIVER GRANITE AVAILABLE FROM HIGH PLAINS STONE COMPANY - www.highplainsstone.com OR APPROVED SUBSTITUTE.
 3. BOULDERS TO BE INSPECTED & APPROVED BY LANDSCAPE ARCHITECT AT THEIR SOURCE (IF SOURCED LOCALLY) OR OTHER APPROVED MEANS (IF NOT SOURCED LOCALLY) PRIOR TO DELIVERY TO SITE. IF DELIVERED TO SITE PRIOR TO ACCEPTANCE THEY MAY BE REJECTED.
 4. LANDSCAPE ARCHITECT MUST BE PRESENT WHEN BOULDERS ARE PLACED TO APPROVE GENERAL INSTALLATION CONFIGURATION.
 5. THE TOP (EXPOSED) SURFACE SHALL BE RELATIVELY FLAT.
 6. BOULDERS SHALL BE BURIED A MINIMUM OF 6" BELOW GRADE (FOR TYPES A, B & C; OR MIN 1/3 HT OF BOULDER FOR TYPE D) WITH A 18"-24" (MAX) ABOVE GRADE.
 7. DO NOT FRACTURE BOULDER DURING PLACEMENT - SUCH ACTION MAY BE CAUSE FOR REJECTION.
 8. WASH BOULDERS THOROUGHLY AFTER PLACEMENT.
 9. COORDINATE BOULDER PLACEMENT WITH THE LOCATION OF PLANT MATERIAL, IRRIGATION, UTILITIES, & LIGHTING.
 10. BOULDER SCHEDULE
 - A - APPROXIMATELY 5' DIAMETER
 - B - APPROXIMATELY 4' DIAMETER
 - C - APPROXIMATELY 3' DIAMETER
 - D - APPROXIMATELY 2' DIAMETER
 11. ALSO REFER TO DETAILS 1/SP3.1 & 5/SP3.1 BOULDER RETAINING WALL
 1. COORDINATE BOULDER SELECTION & PLACEMENT WITH INSTALLATION OF CONCRETE CURB WALL. GROUT AREAS BETWEEN BOULDERS & WALL WITH NON-SHRINK GROUT AS MEANS TO CREATE A TIGHT, CONTINUOUS RETAINING WALL WHICH WILL NOT ALLOW SOIL TO SIFT THROUGH TO THE PLAZA BELOW.
 2. INSTALL GEOTECH FABRIC BEHIND BOULDER WALL TO INSURE THAT SOIL WILL NOT SIFT THROUGH TO PLAZA BELOW.
- LIGHTING
1. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING INFORMATION.
 2. REFER TO DETAILS 5/SP3.0, 2/SP3.1 AND, 3/SP3.1 FOR MORE INFORMATION ON LIGHT LOCATION; REFER TO LEGEND THIS SHEET FOR LIGHTING SYMBOLS.

LIGHTING SYMBOLS

- Bollards (Type DD + EE)
 - Pedestrian Lights (Type "CC" Series)
 - Pole Lights (Types AA + "BB" Series)
 - Electrical Receptacle
 - Uplights
- See Light Coordinate Table (Sheet SP1.0) for light locations
- See Sheets EP2.0 & E3.0 for explanation of lighting types

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22 Township 6 South, Range 66 West of the 6th P.M. Town of Parker, County of Douglas State of Colorado



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Parker Schoolhouse
Plaza & Parking Lot
19650 East Mainstreet
Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018
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CHECKED: MG

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3rd Submittal 05-16-2018

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JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
PLAZA
ENLARGEMENTS
& PLANTING NOTES

SCALE: 1" = 10'-0"
SHEET NUMBER:

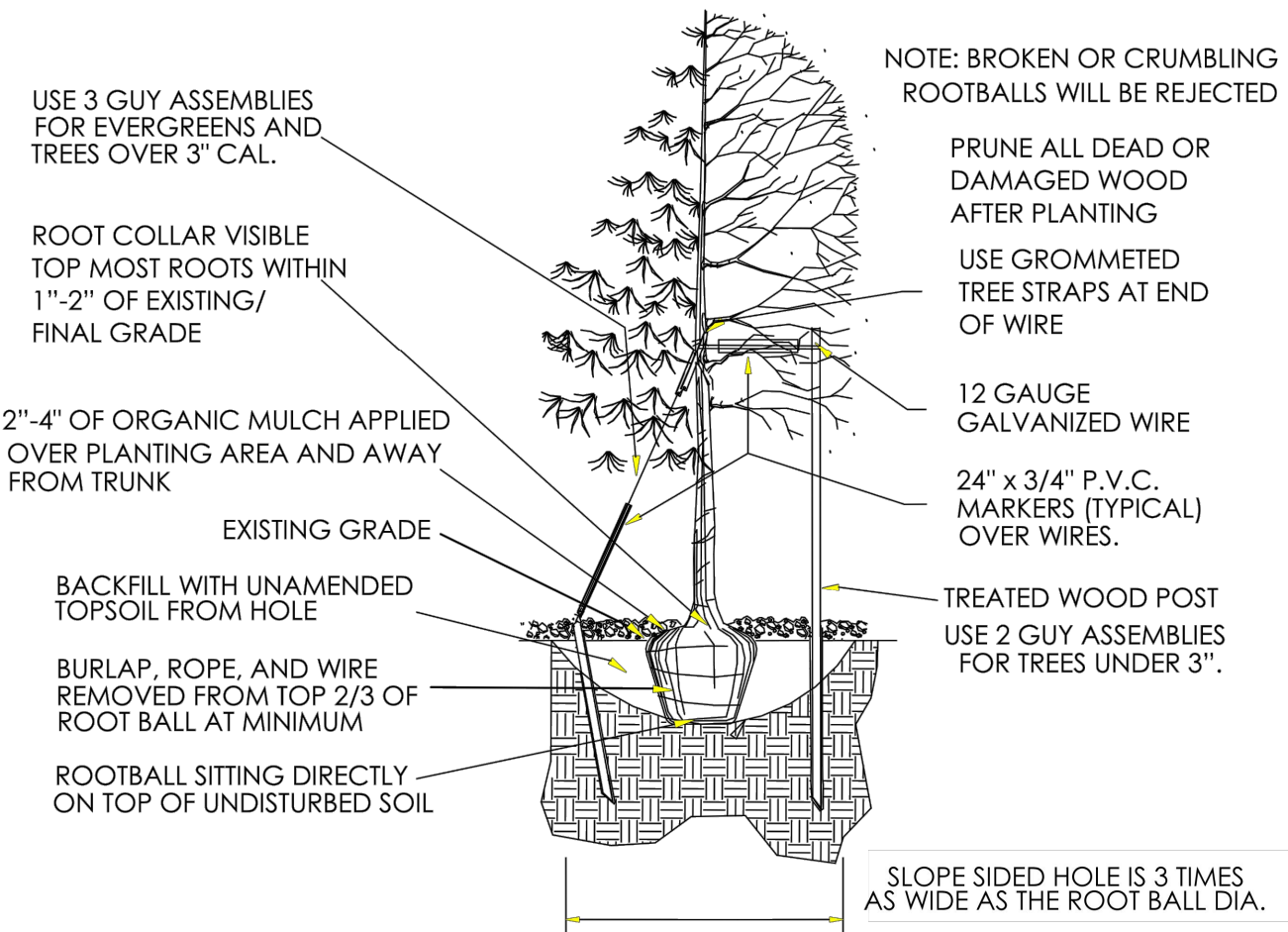
L2.0

SHEET 8 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

TOWN OF PARKER PLANTING STANDARDS



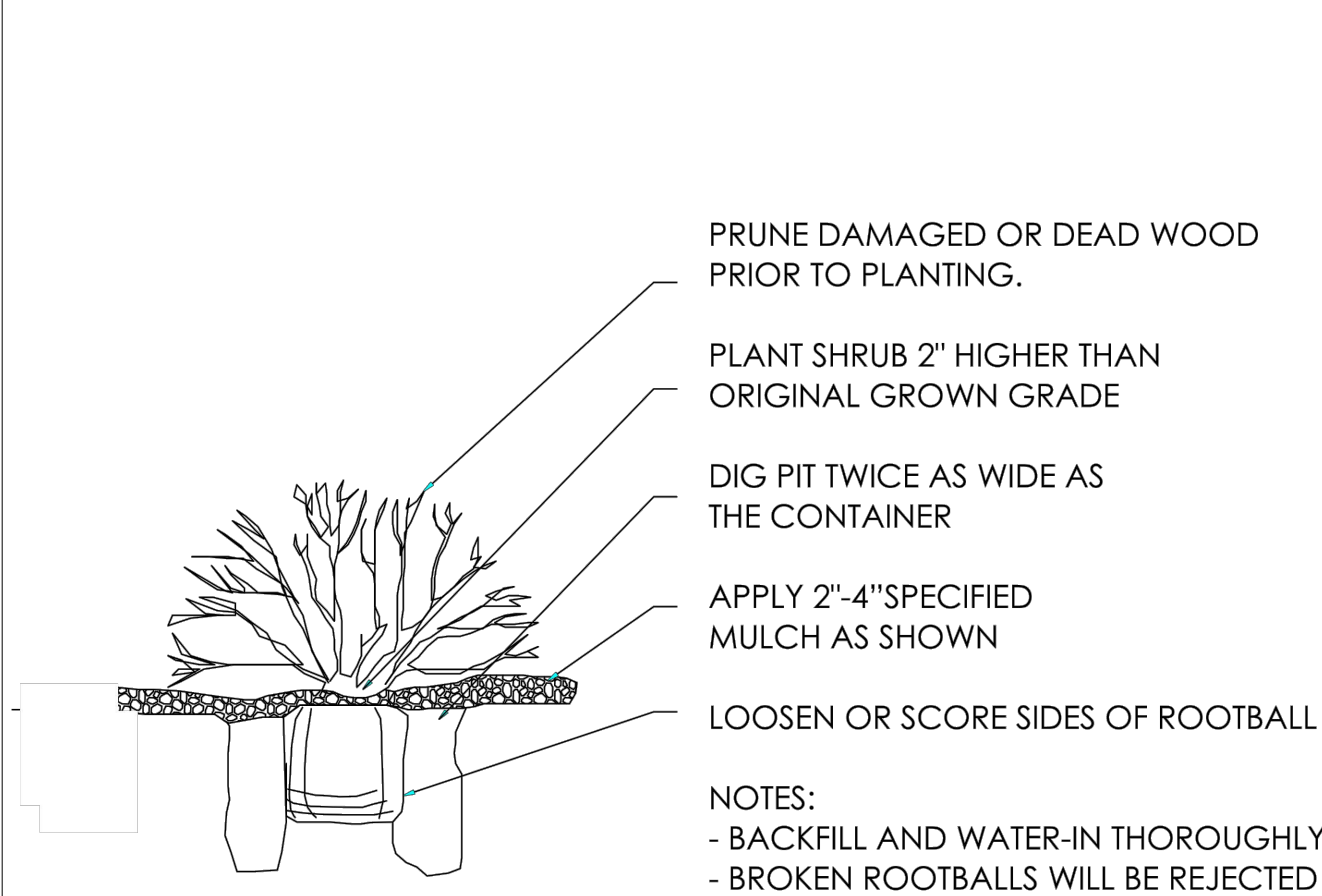
- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

TREE PLANTING

NOT TO SCALE

TOWN OF PARKER PLANTING STANDARDS

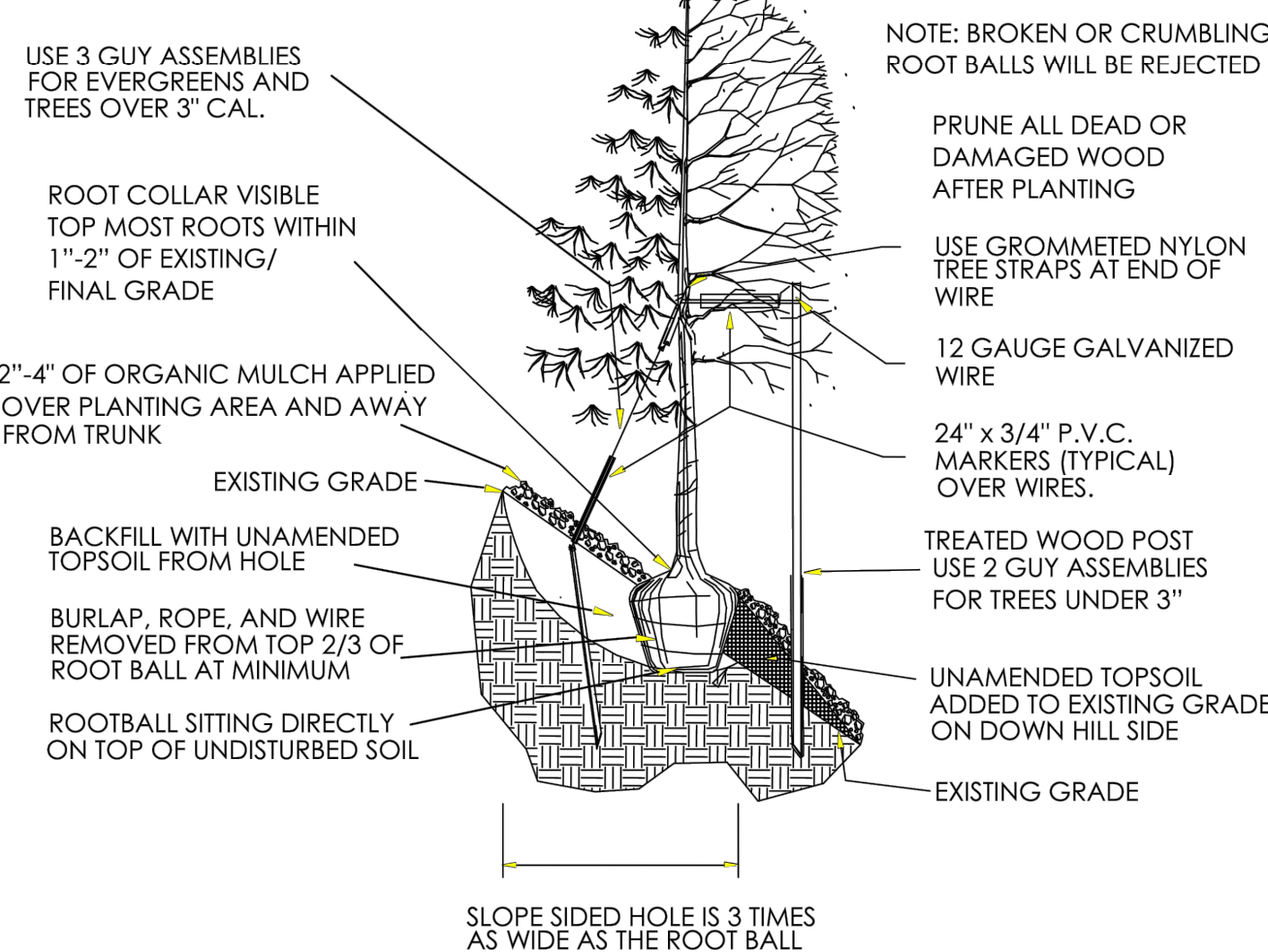
TOWN OF PARKER PLANTING DETAIL – SHRUBS



SHRUB PLANTING

NOT TO SCALE

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



TREE ON SLOPE

NOT TO SCALE

SHRUB BED W/ SPECIFIED MULCH DEPTH

ADJACENT MATERIAL

SPECIFIED STEEL EDGING

SPECIFIED METAL STAKES

NOTES:

- EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS
- ALL JOINTS TO BE SECURELY STAKED.

STEEL EDGER

NOT TO SCALE

APPLY SPECIFIED MULCH 2" DEEP. SEE SPECIFICATIONS. MULCH DEPTH AROUND PLANT BASE MAY BE THINNER. DO NOT BURY PLANTS WITH MULCH.

PLANT SPACING AS SPECIFIED

PLANTING PIT TO BE PER SPECIFICATIONS
AMENDED BACKFILL PER SPECIFICATIONS
REMOVE POTS PRIOR TO PLANTING

PERENNIALS & GROUND COVERS

NOT TO SCALE

1
L2.1

5
L2.1

SHRUB / FLOWERS / GROUNDCOVERS

TRIANGULAR SPACING

FOR PLANTING LAYOUT

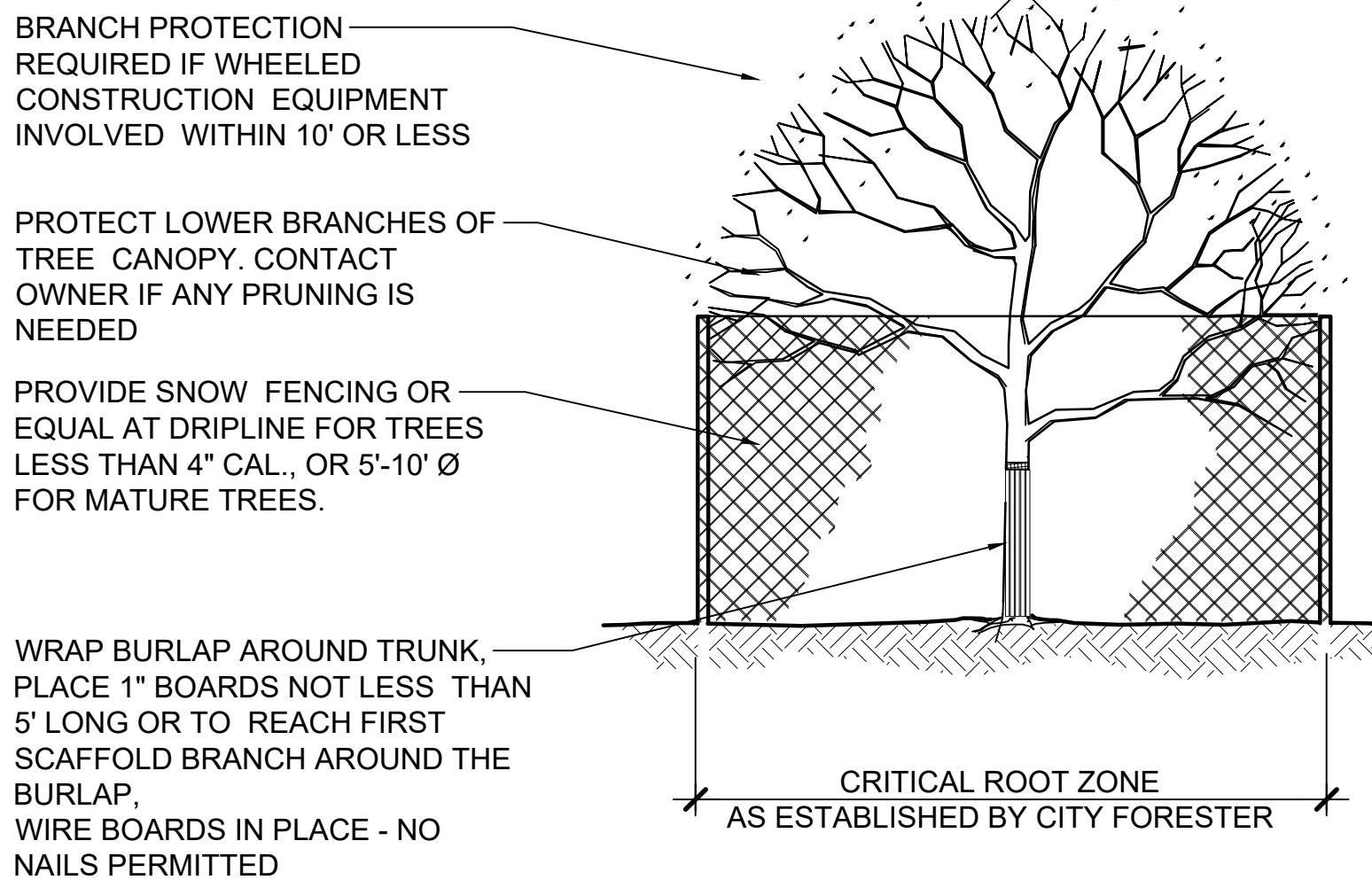
NOT TO SCALE

6
L2.1

8
L2.1

BERMED PARKING LOT ISLAND

NOT TO SCALE



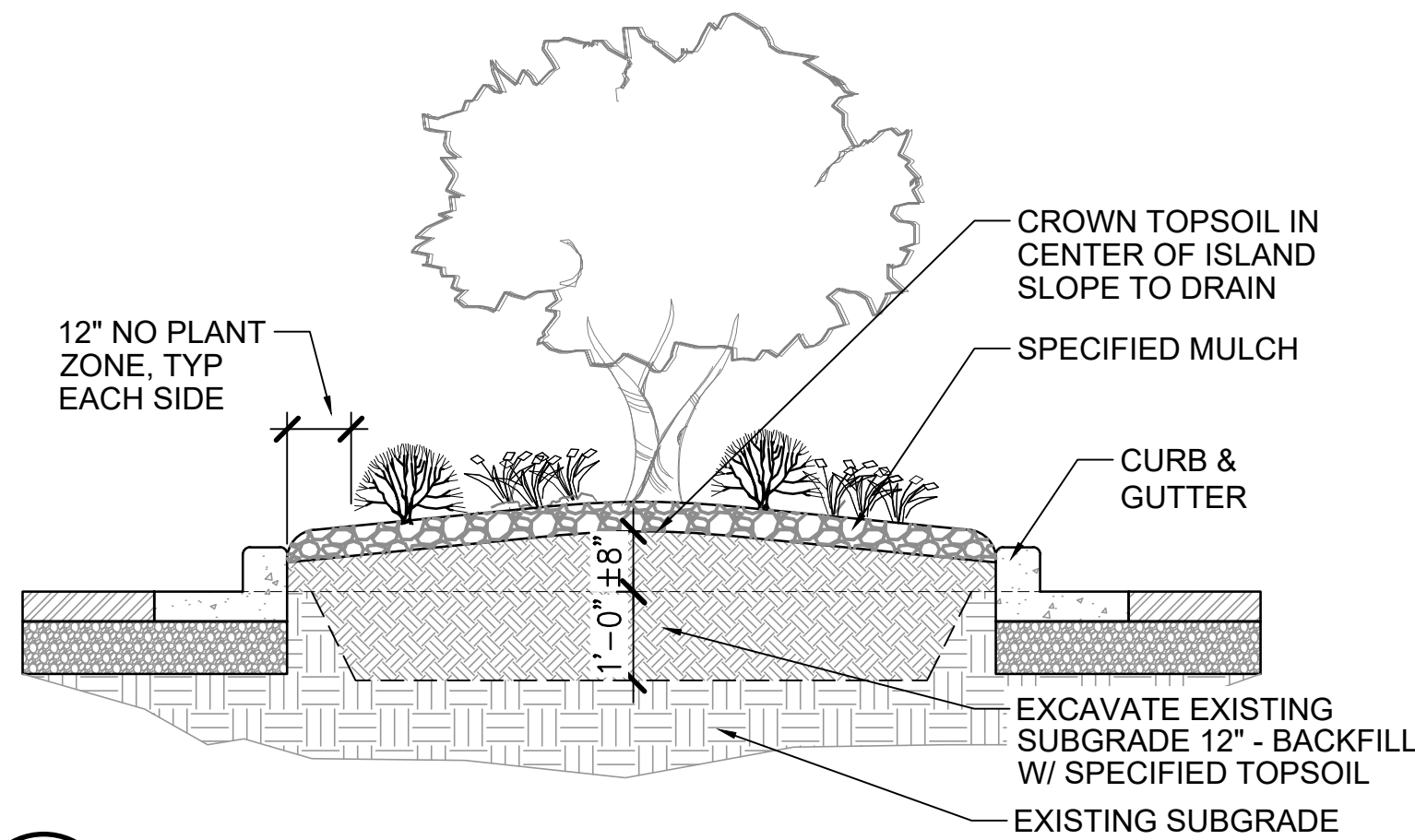
TREE PROTECTION DETAIL

NOT TO SCALE

PLANT SPACING	A	B	C	D
18"	18"	9"	15½"	18"
24"	24"	18"	21"	24"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

NOTES

- CONTRACTOR WILL PRESERVE & PROTECT EXISTING TREES ON SITE, DURING DEMOLITION AND CONSTRUCTION OPERATIONS AS NECESSARY, INCLUDING CANOPIES, TRUNKS, AND ROOT SYSTEMS.
- TREES THAT ARE IN PERIL OF DAMAGE, OR TREES WITHIN 10' OF DEMOLITION OF CONSTRUCTION ACTIVITIES, OR TREES IDENTIFIED SPECIFICALLY BY OWNER, SHALL RECEIVE TREE PROTECTION.
- CONTRACTOR SHALL CONTACT OWNER IF FIELD CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAT WHAT IS SHOWN ON THE PLANS.
- IT IS ACKNOWLEDGED THAT CONSTRUCTION AND DEMOLITION ACTIVITIES WILL OCCUR CLOSE TO TRUNKS AND OVER CRITICAL ROOT ZONES. HOWEVER, THE CONTRACTOR WILL AVOID ALL UNNECESSARY DAMAGE TO TREES.
- IN AREAS WHERE FENCING CANNOT BE INSTALLED, WRAP TRUNK WITH BURLAP AS PER DETAIL. CONSULT WITH OWNER PRIOR TO APPLYING PROTECTIVE WRAP TO VERIFY CONDITIONS.
- ALL DISTURBED ROOTS SHALL BE TRIMMED TO BE CLEAN CUTS. DO NOT LEAVE BARE ROOTS EXPOSED. COVER WITH A BREATHABLE TEMPORARY COVER SUCH AS GEOTECH FABRIC AND A 1" LAYER OF SOIL IF ROOTS ARE TO BE UNCOVERED FOR MORE THAN ONE DAY. WATER AS NECESSARY TO KEEP ROOTS ALIVE.



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Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018

DESIGNED: MG
DRAWN: MB
CHECKED: MG

REVISIONS:
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2nd Submittal 04-18-2018
3rd Submittal 05-16-2018

DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
LANDSCAPE
DETAILS

SCALE: AS SHOWN
SHEET NUMBER:

L2.1

SHEET 9 OF 14

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

LANDSCAPE REQUIREMENTS

Landscape Area	Required*	Provided**
**10% of total site	9,674 SF	23,782 SF
**Includes:		
Existing Undisturbed Landscaped Areas	3,869 SF	
Existing Rock Mulch Area	729 SF	
Existing Sod Areas	518 SF***	
Proposed Sod Area	1,813 SF***	
Crusher Fines	936 SF	
Proposed Wood Mulched Areas	2,067 SF	
Concrete Plazas	13,850 SF	
Totals	23,782 SF	

***[Note: Per Land Development Ordinance Section 13.06.070 (f)(1)(a), percentage of turf grass that exceeds a maximum of 15% may be approved for recreational use.)

Living Plant Material Cover at Maturity	Required	Provided*
(75% of landscape area)	7,256 SF	14,778 SF
*(Includes Plant Material in Existing Landscaped Areas)		

Landscape Planting	Required	Provided *
	27 Trees	48 (New) 4 (Existing) 52 Total **
	136 Shrubs	72 (New) 47 (Existing) 12 (36 Ornamental Grasses =12 Shrubs) 131 Total ***

(1 tree and 5 shrubs/1500 SF of Site Area not including building and parking lot S.F.)
(40,694 SF / 1500 SF = 27 Trees + 136 Shrubs)

*(Includes Existing Landscape, Proposed Re-located Plant Material, Landscape Plantings around the perimeter of the parking lot, & Parking Lot Islands)

**(Tree counts include (17) new deciduous trees, (1) proposed tree to be planted by the Town of Parker, and (20) 8' shrubs)

***[Total does not include perennials or 1 gallon plant material]

SITE PERIMETER LANDSCAPE REQUIREMENTS

Section 13.06.070A Site Perimeter Landscaping Standards outlines landscape requirements for various adjacent conditions. Site Perimeter Landscape Calculations do not include the entire site for the following reasons:

- The proposed area of disturbance is not contiguous with the entire site perimeter
- The north boundary of the disturbed area is adjacent to Mainstreet. The design of the perimeter landscaping along this boundary has been designed to to continue the landscaping design along Mainstreet.
- A portion of the north perimeter includes the existing landscape in front of the schoolhouse. The new tree shown on Sheet SP1.0 will be planted by the town of Parker.
- The existing Schoolhouse and Schoolhouse Theatre sit within 5ft. of the site property line for about half of the west perimeter. The balance of the west perimeter is included in the parking lot perimeter.
- The adjacent Heath Court Redevelopment Parcel south & east of the parking lot includes significant existing landscaping to help mitigate the landscape requirements along those site perimeters. In addition, existing tree canopies along the west edge of the Heath Court Parcel limit the ability to plant trees along that section of the site perimeter.

Site Perimeter Landscaping*	Required	Provided**
	27 Trees	2 Existing Trees 33 Trees*** 35 Trees Total
	133 Shrubs	72 Shrubs 80 Shrubs**** 152 Shrubs Total

*See Living Landscape Material exhibit this sheet for perimeter dimensions
(1 tree + 5 shrubs per 40 LF)
(1060 LF / 40 LF = 27 Trees + 133 Shrubs)

**(Plant quantities are included in the "Landscape Planting" totals - above. Shrub totals do not include perennials or 1 gallon plant material)

***[Tree counts include (8) deciduous trees, (20) 8' shrubs [(1) 8' shrub = (1) tree unit], (2) existing trees, & (3) trees south of Ruth Chapel]

****[Perimeter landscaping contains (8) trees over the required amount; (1) Tree unit = (10) Shrubs]

TREE MITIGATION PLAN

The mitigation for the removal of the existing tree west of the south theater entrance (see Sheet SP1.0) will be a development requirement placed on Lot 1B.

PARKING LOT BUFFERS

Note: The proposed parking lot replaces the existing parking lot, provides a safer, more efficient & more organized parking layout, as well as vehicular and pedestrian circulation. Buffer widths to meet the minimum 8 foot requirement would significantly limit the ability to accommodate a similar number of parking spaces and provide safe and efficient vehicular and pedestrian circulation.

Adjacent to Public Roadway	Required	Provided
	10 Ft (Min)	14 Ft. to 22 Ft

Adjacent to Lot of similar uses	Required	Provided*
	Min. 8 Ft.	.5 Ft. TO 24 Ft.

Notes*

- **East Edge - Adjacent to undeveloped parcel - 0.5 Ft.
 - This edge will remain narrow (0.5 ft.) in anticipation of a vehicular connection to future development of the adjacent parcel.
- **North Edge - Adjacent to existing commercial business (Lot 2. Mainstreet Center) - 4.6 Ft.
 - The current business has pedestrian access to the parking area and may be using the parking lot.
- **South Edge - Adjacent to existing commercial development (Heath Court) - min. 2 Ft. to max. 3.75 Ft.
 - There are existing defined access points into the SPPL Parking area.
 - The adjacent Heath Court Redevelopment Parcel south & east of the parking lot includes significant existing landscaping to help mitigate the landscape requirements along those site perimeters. In addition, existing tree canopies along the west edge of the Heath Court Parcel limit the ability to plant trees along that section of the site perimeter.
- East Edge South Parking Area - Adjacent to existing development (same as 3 above) - min 18.2 Ft. to max. 26.8 Ft.
 - The adjacent Heath Court Redevelopment Parcel south & east of the parking lot includes significant existing landscaping to help mitigate the landscape requirements along those site perimeters. In addition, existing tree canopies along the west edge of the Heath Court Parcel limit the ability to plant trees along that section of the site perimeter.
 - Reconfiguration of the Parking Area has allowed for the implementation of a pedestrian walk from Pikes Peak Ave. north into the SPPL Site.
- West Edge - Adjacent to existing commercial businesses - min. 12.9 to max 24.6 Ft.
 - Reconfiguration of the Parking Area has provided additional width for a portion of this buffer.

**LDO Section 13.06.070

- (n) Parking Lot Perimeters
(5) Parking lots adjacent to sites with similar uses. Parking lots adjacent to similar uses (as defined by commercial development adjacent to commercial development or commercial development adjacent to a mixed-use development with residential above the street-level floor) shall provide for a buffer a minimum width of eight (8) feet from the property line or lease line. This standard may be reapportioned between properties or reduced, as approved during the site plan review process.

The following standards shall apply when determining the appropriateness of a Reduction:

- Orientation of buildings on adjacent lots (e.g., where are the access points into the buildings?).
- Internal circulation drive on adjacent lots.
- Whether adjacent lots have been developed or are vacant.
- Compliance with an approved plan. Landscape plans shall take into consideration plant materials that are either pre-existing or have been approved by the Town on adjacent lots.

PARKING LOT LANDSCAPING AND ISLANDS

Note: The proposed parking lot replaces the existing parking lot. While the new configuration provides a more efficient & organized parking configuration, as well as vehicular and pedestrian circulation, it cannot meet the Town of Parker parking lot interior landscape requirements without the removal of approximately 20 parking spaces ([1] Parking Space = 9'x18' = 162 SF; 3,227 SF / 162 SF = 19.9 parking spaces):

Required	4,230 SF
Provided	1,003 SF
Difference	3,227 SF

Parking Lot Interior Landscaping	Required	Provided
(10% of total parking area, does not include loading or access road areas)	4,230 SF	1,003 SF

Island Size	Required	Provided
	Min 162 SF Min 9 Ft. width	Min 266 SF Min 2.6 Ft width**

**See Sheet SP1 for where this occurs

Island Landscape Planting	Required	Provided
Total Islands Area = 1,003 SF	6 Trees 32 Shrubs	4 * 40

(1 tree and 5 Shrubs / 162 SF + 1 shrub/15 SF incremental)

*See note above.

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Parker Schoolhouse

Plaza & Parking Lot

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Parker, Colorado 80138

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5th Submittal 12-03-2018

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SHEET TITLE:
LANDSCAPE
REGULATIONS

SCALE: NTS
SHEET NUMBER:

L2.3

SHEET 10 OF 14

Parker Schoolhouse
Plaza & Parking Lot
19650 East Mainstreet
Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018

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Site Plan Submittal

SHEET TITLE:
SITE LIGHTING
PLAN

SCALE:
SHEET NUMBER:

ES1.0

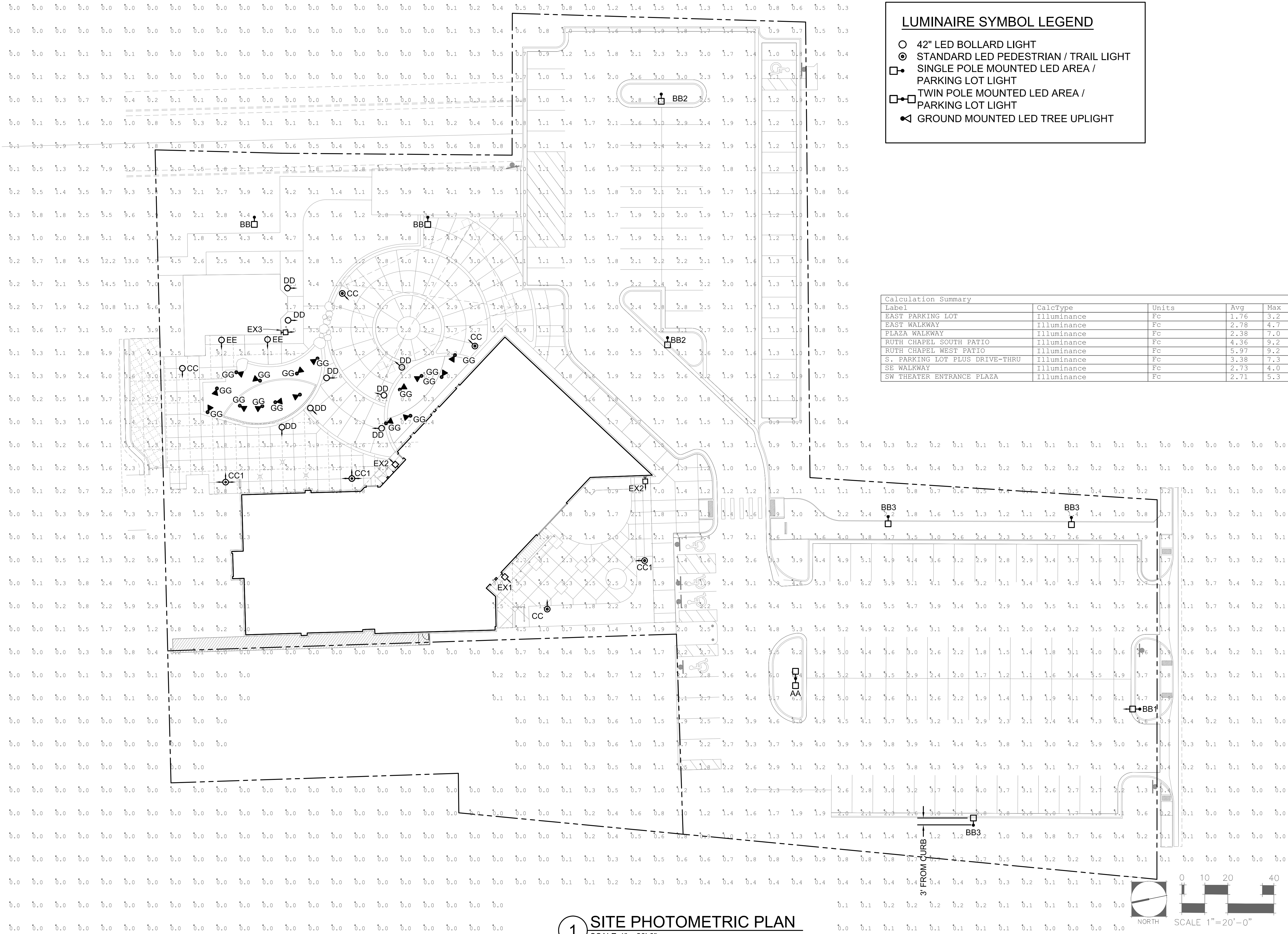
SHEET 11 OF 14



1 SITE LIGHTING PLAN
SCALE: 1" = 20'-0"

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.



LUMINAIRE SYMBOL LEGEND

- 42" LED BOLLARD LIGHT
- ⊙ STANDARD LED PEDESTRIAN / TRAIL LIGHT
- SINGLE POLE MOUNTED LED AREA / PARKING LOT LIGHT
- TWIN POLE MOUNTED LED AREA / PARKING LOT LIGHT
- ◀ GROUND MOUNTED LED TREE UPLIGHT

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
EAST PARKING LOT	Illuminance	Fc	1.76	3.2	0.7	2.51
EAST WALKWAY	Illuminance	Fc	2.78	4.7	1.0	2.78
PLAZA WALKWAY	Illuminance	Fc	2.38	7.0	0.8	2.99
RUTH CHAPEL SOUTH PATIO	Illuminance	Fc	4.36	9.2	1.5	2.91
RUTH CHAPEL WEST PATIO	Illuminance	Fc	5.97	9.2	2.6	2.30
S. PARKING LOT PLUS DRIVE-THRU	Illuminance	Fc	3.38	7.3	1.1	3.07
SE WALKWAY	Illuminance	Fc	2.73	4.0	1.4	1.95
SW THEATER ENTRANCE PLAZA	Illuminance	Fc	2.71	5.3	1.2	2.26

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JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:
SITE PHOTOMETRIC
PLAN

SCALE:
SHEET NUMBER:

EP1.0

SHEET 12 OF 14

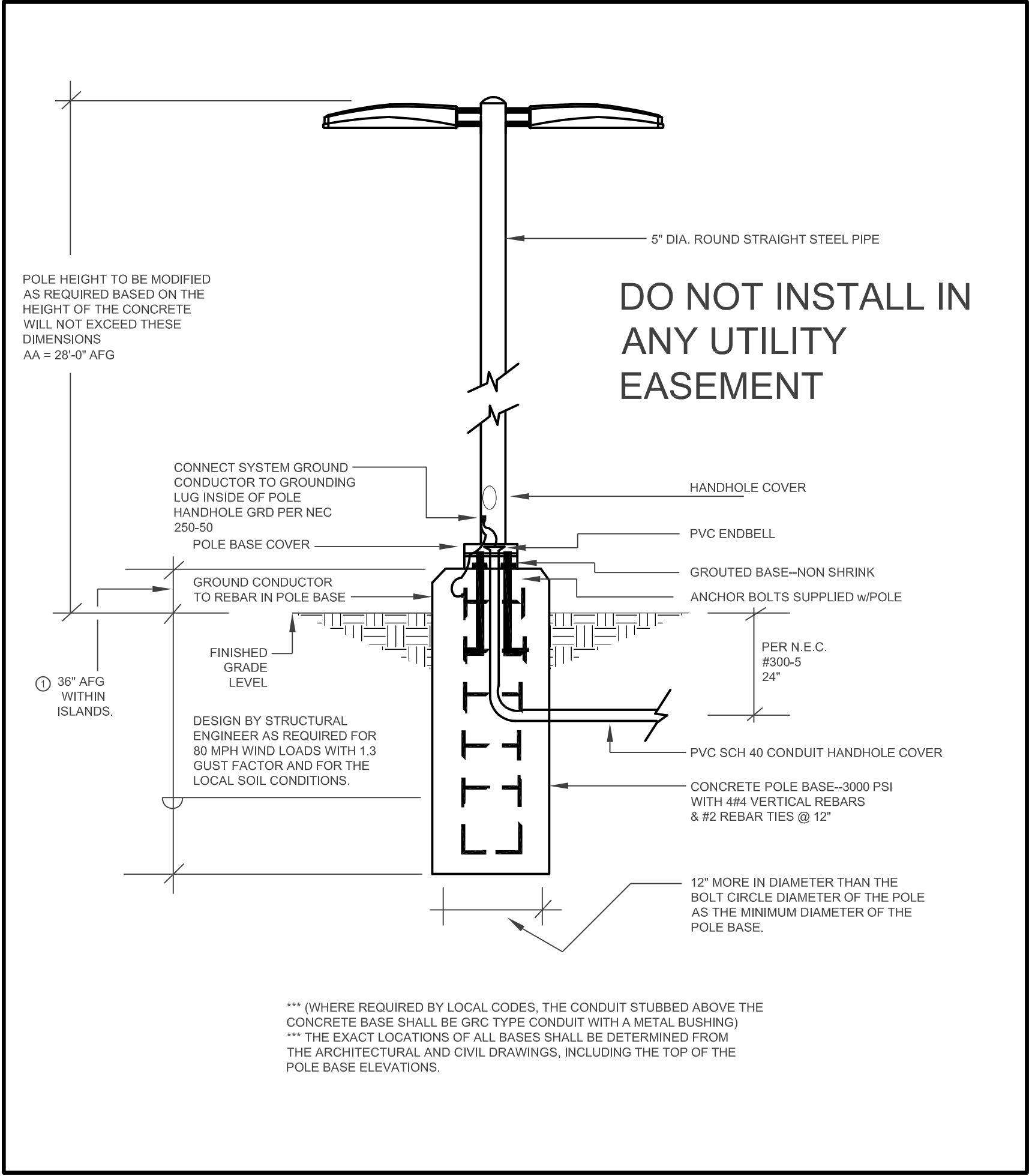


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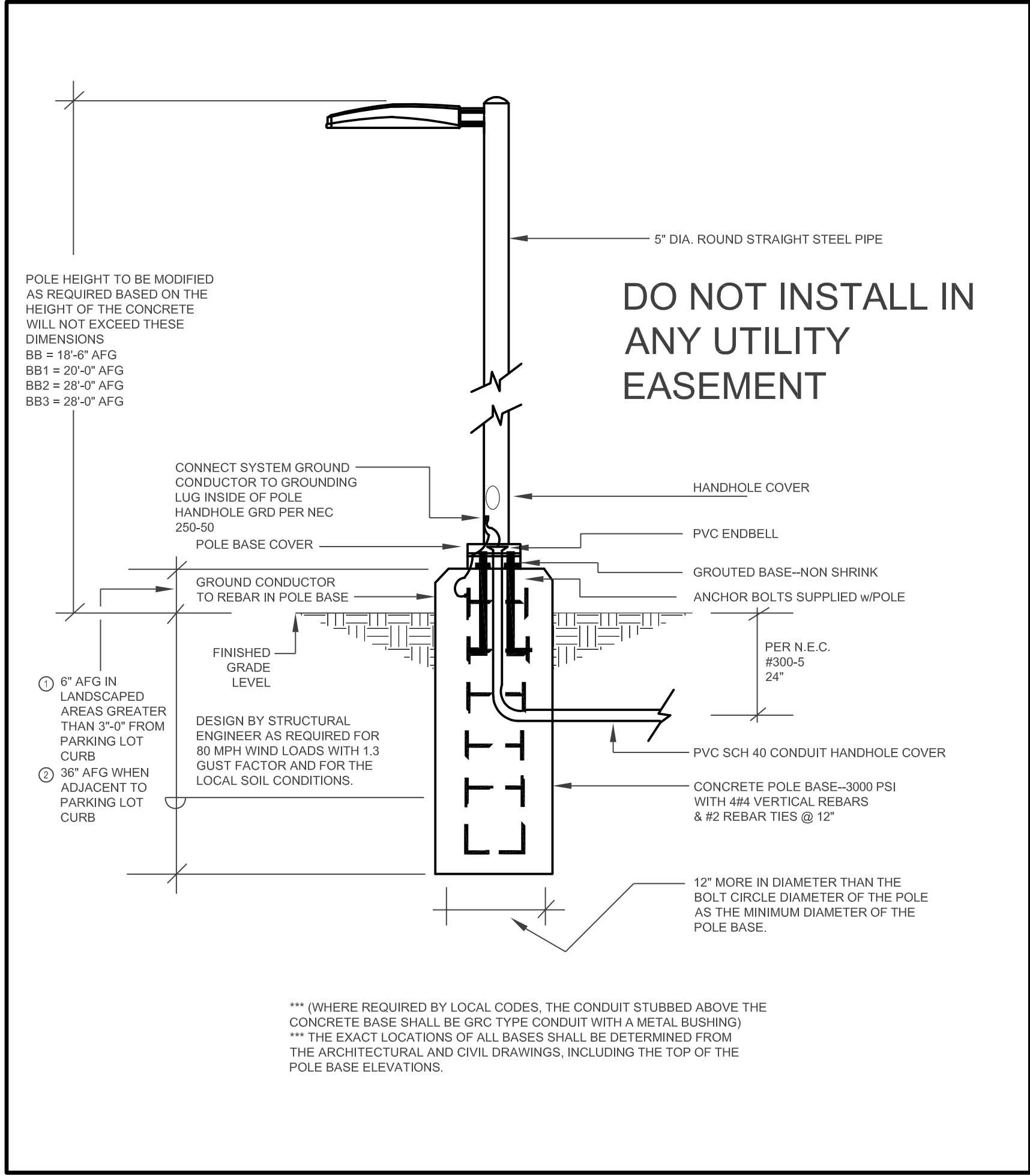
17-104

PARKER SCHOOLHOUSE PLAZA & PARKING LOT

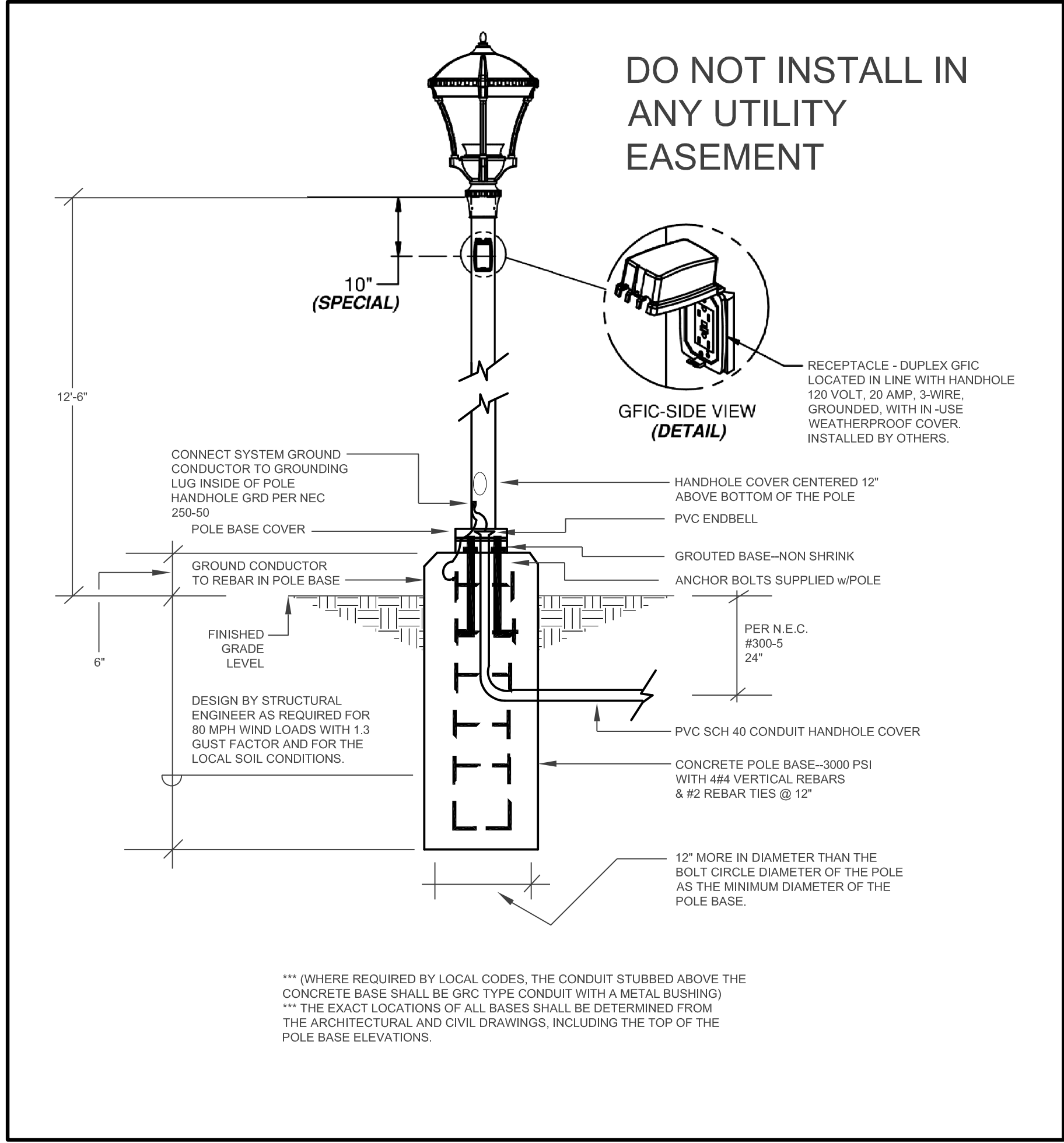
Situated in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.



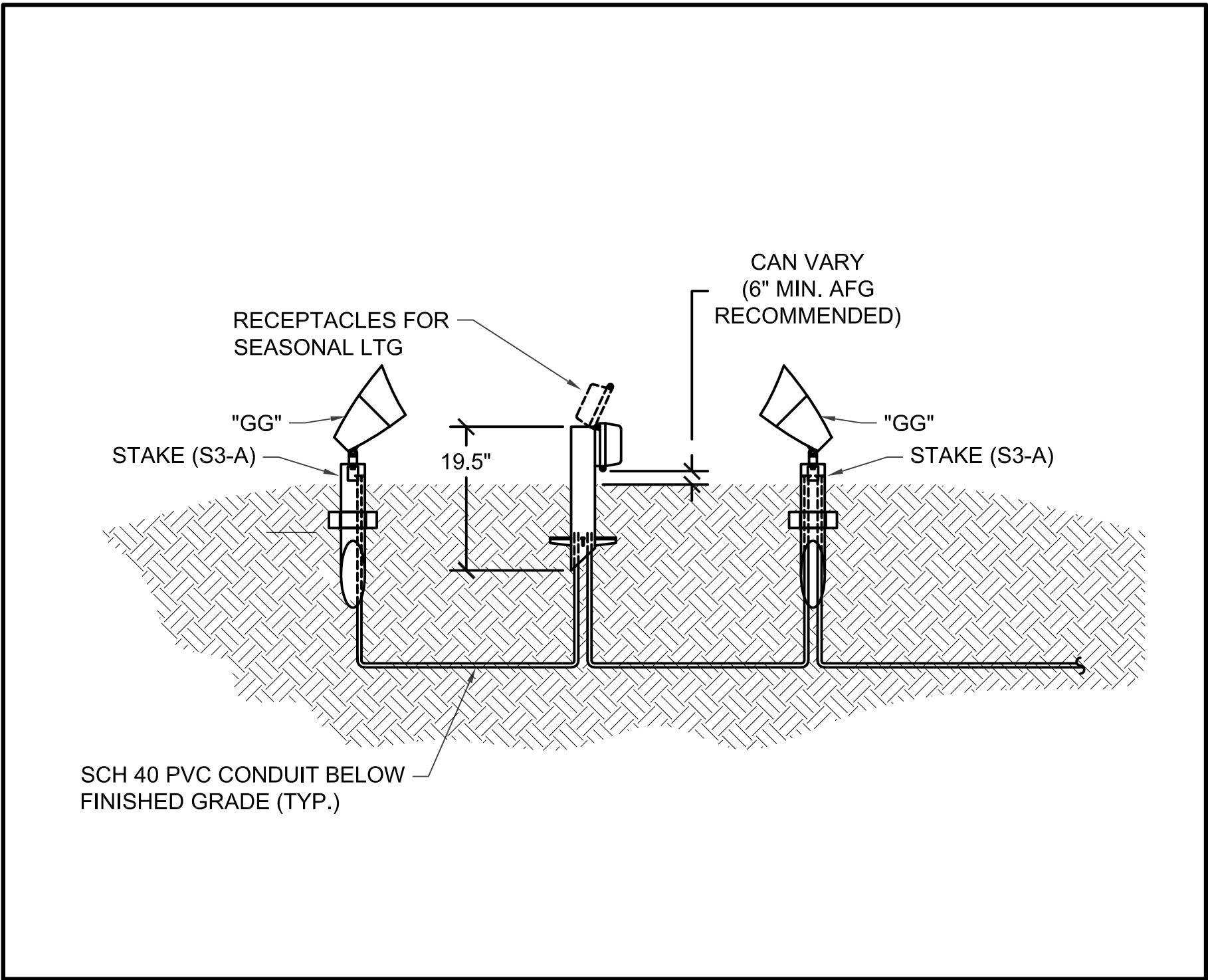
1 POLE BASE DETAIL - TYPES "AA"
SCALE: N.T.S.



2 POLE BASE DETAILS - TYPES "BB, BB1, BB2, BB3"
SCALE: N.T.S.



3 POLE BASE DETAIL - TYPES "CC & CC1"
SCALE: N.T.S.



4 TREE LIGHTS (UP LIGHT & SEASONAL) DETAIL
SCALE: N.T.S.

LUMINAIRE SCHEDULE									
FIXT. TYPE	MANUFACTURER		FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	MTG HEIGHT	REMARKS	VOLTS
	NAME	CATALOG NUMBER							
AA (TYPE 1)	GARCO	P32-DIM-A1-2-5W-215LA-WW-UNV-BLP	BLACK	2 - LED BY MFR	2 @ 218	POLE: RSS	RE: "1/EP2.0"	---	120-277
BB (TYPE 3)	GARCO	P21-DIM-A1-1-6M-80LA-WW-UNV-BLP	BLACK	1 - LED BY MFR	78	POLE: RSS	RE: "2/EP2.0"	---	120-277
BB1 (TYPE 1)	GARCO	P21-DIM-A1-1-4-105LA-WW-UNV-BLP	BLACK	1 - LED BY MFR	104	POLE: RSS	RE: "2/EP2.0"	---	120-277
BB2 (TYPE 1)	GARCO	P32-DIM-A1-1-5W-215LA-WW-UNV-BLP	BLACK	1 - LED BY MFR	218	POLE: RSS	RE: "2/EP2.0"	---	120/277
BB3 (TYPE 1)	GARCO	P21-DIM-A1-1-4-130LA-WW-UNV-BLP	BLACK	1 - LED BY MFR	127	POLE: RSS	RE: "2/EP2.0"	---	120/277
CC (TYPE 2)	AAL	PROV-T4-32LED-3K-450-BL	BLACK	1 - LED BY MFR	47	POLE: RSA	RE: "3/EP2.0"	PROVIDE W/ GFIC RECEPTACLE PER "3/IE3.0"	120-277
CC1 (TYPE 2)	AAL	PROV-T3-32LED-3K-450-BL	BLACK	1 - LED BY MFR	47	POLE: RSA	RE: "3/EP2.0"	PROVIDE W/ GFIC RECEPTACLE PER "3/IE3.0"	120-277
DD (TYPE 2)	KIM	PA7R-OT-NU-4-12L-010-3K7-42A-BL-UNV	BLACK	1 - LED BY MFR	14	GROUND	42"	---	120-277
EE (TYPE 2)	KIM	PA7R-CT-NU-3-12L-010-3K7-142A-BL-UNV	BLACK	1 - LED BY MFR	14	GROUND	42"	---	120-277
FF	KENALL	MR13FL-PP-M8-20L30K-DV	BLACK	1 - LED BY MFR	20	SURFACE	---	REPLACES EXISTING SURFACE "DRUM"	120-277
GG	HADCO	B9-D-W-A-SP1V S3-A	BLACK	1 - LED BY MFR	34	GROUND (RE: "4/EP2.0")	---	CONTRACTOR TO INCLUDE TIME FOR FOCUSING, ADJUSTING LIGHT LEVEL AND BEAM SPREAD LENSES WITH OWNER	120
EX 1/2	LITHONIA	WST-2ELED	BLACK	1 @ 420 (840)	50	WALL	EX1 = +16'-0" EX2 = +6'-0"	EXISTING WALL SCONCES	120-277
EX 3	C-LITE	C-WP-A-FCT3-18L-40K-DB	BLACK	---	157	WALL	EX3 = +16'-0"	EXISTING WALL SCONCE TO BE REMOVED BY OWNER	120

ABBREVIATIONS:

AFG - ABOVE FINISH GRADE
RSS - ROUND STRAIGHT STEEL
TBL - TO BOTTOM OF LUMINAIRE
MFR - MANUFACTURER
LED - LIGHT EMITTING DIODE
RSA - ROUND STRAIGHT ALUMINUM
LV - LOW VOLTAGE (0-10V)

LUMINAIRE SCHEDULE NOTES:

- THIS LUMINAIRE TO BE SWITCHED ON/ OFF VIA RELAY AND DIMMED VIA 0-10V CONTROLLER IN LIGHTING CONTROL PANEL (LCP).
- CONTRACTOR TO TURN OVER ALL UNUSED LENSES TO OWNER SUBSEQUENT FIELD FOCUSING.

DHM DESIGN

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Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

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Parker Schoolhouse

Plaza & Parking Lot

19650 East Mainstreet

Parker, Colorado 80138

DHM PROJ. # 17315.02 DATE 11-21-2018

DESIGNED:
DRAWN:
CHECKED:

REVISIONS:
DHM Project # 17315:
1st Submittal 03-08-2018
2nd Submittal 04-18-2018
3rd Submittal 05-16-2018

DHM Project # 17315.02
4th Submittal 10-26-2018
5th Submittal 12-03-2018

JOB DESCRIPTION:
Site Plan Submittal

SHEET TITLE:

DETAILS &
LUMINAIRE
SCHEDULES

SCALE:
SHEET NUMBER:

EP2.0

SHEET 13 OF 14



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

17.704

PARKER SCHOOLHOUSE PLAZA & PARKING LOT
Sited in the Northeast Quarter of Section 22
Township 6 South, Range 66 West of the 6th P.M.
Town of Parker, County of Douglas
State of Colorado.

PHILIPS GARDCO
Site & Area
PureForm
21" housing

Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction.

Ordering guide

Example: P21-APD-A1-1-5M-10LA-NW-120-NP-PCB

1. Available 120-277V only (UNV 120, 208, 240 & 277)
2. Available 120V or 277V only. MR10 and APD-MRO require one motion sensor per pole, ordered separately. See page 7 for Accessories.
3. Available 120V or 277V only. Wattages 180LA and 200LA require outdoor sensor medium mounted to the arm of the luminaire (A1 arm only).
4. Available 120-277V only (UNV 120, 208, 240 & 277)
5. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
6. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
7. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
8. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
9. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
10. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
11. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
12. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
13. Available with 3-pin or 5-pin NEMA photo-cell dimming device.

1 FULL CUT OFF - TYPES "BB, BB1 & BB3"
SCALE: N.T.S.

PHILIPS GARDCO
Site & Area
PureForm
32" housing

Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction.

Ordering guide

Example: P32-DIM-A1-10LA-NW-UNV-NP-CLR

1. Available 120-277V only (UNV 120, 208, 240 & 277)
2. Available 120V or 277V only. MR10 and APD-MRO require one motion sensor per pole, ordered separately. See page 7 for Accessories.
3. Available 120V or 277V only. Wattages 180LA and 200LA require outdoor sensor medium mounted to the arm of the luminaire (A1 arm only).
4. Available 120-277V only (UNV 120, 208, 240 & 277)
5. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
6. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
7. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
8. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
9. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
10. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
11. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
12. Available with 3-pin or 5-pin NEMA photo-cell dimming device.
13. Available with 3-pin or 5-pin NEMA photo-cell dimming device.

4 FULL CUT OFF - TYPES "AA & BB2"
SCALE: N.T.S.

P21 PureForm LED area luminaire
21" housing

Dimensions - Standard Arm (A1)
Top View
Side View
End View

Dimensions - Short Arm (A2)
Top View
Side View
End View

Dimensions - Decorative Arm (A3)
Top View
Side View
End View

Dimensions - Mast Arm (MA)
Top View
Side View
End View

Dimensions - Wall Mount
With A1 Standard Arm
With A2 Short Arm

Single Luminaire Weight
Mounting Approx Weight
A1 38 lbs / 17,237 kg
A2 37 lbs / 16,883 kg
A3 38 lbs / 17,237 kg
MA 39 lbs / 17,669 kg

Effective Projected Area (ft²/m²)
Mounting Single Twin @ 180 3/4
A1 0.35 / 0.033 0.70 / 0.066 1.25 / 0.117
A2 0.30 / 0.028 0.60 / 0.056 1.10 / 0.103
A3 0.50 / 0.047 1.00 / 0.093 1.70 / 0.158
MA 0.35 / 0.033 N/A N/A

Providence® MicroCore™ - Medium Housing PROV TYPE CC & CC1

FEATURES
• Reliable, uniform, glare free illumination
• Types I, II, IV, V and custom
• 3000K, 4000K, 5000K CCT
• 0-10V dimming ready
• Integral surge suppression
• LifeShield™ thermal protection
• 14 standard powder coat finishes

SPECIFICATIONS
• Diameter: 6.7" / 475 mm
• Height: 31.3" / 800 mm
• Weight: 39 lbs
• EPA: 0.96
• IP Rating: 65

ORDERING INFORMATION
1. LIGHT ENGINE
2. COLOR TEMPERATURE
3. DRIVE CURRENT
4. FINISH
5. OPTIONS
6. CONTROL
7. MOUNTING

2 FULL CUT OFF - TYPES "CC & CC1"
SCALE: N.T.S.

KIM LIGHTING
PA7R
Pavilion® Bollard
TYPE DD&EE

FEATURES
• Traditional or Performance Optics
• Bluetooth enabled RGBW accent
• Integral NEMA 3R Enclosure
• Dual receptacle power panel
• PA System capability
• IP66 optical system

CERTIFICATIONS
• IK10
• UL100
• ENEC
• CE

SPECIFICATIONS
• PT Flat Top
• GT Crowned Top
• UO No Up/No Light
• Optics Clear Lens
• Diffuse Lens
• UV Lower
• GC Galle
• GD Galle

ORDERING CODE
Model Top Optics Distribution Light Engine
PA7R Pavilion 7" Round PT Flat Top GT Crowned Top UO No Up/No Light 1 Type I 2 Type II 3 Type III 4 Type IV 5 Type V 6 Type VI 7 Type VII 8 Type VIII 9 Type IX 10 Type X 11 Type XI 12 Type XII 13 Type XIII 14 Type XIV 15 Type XV 16 Type XVI 17 Type XVII 18 Type XVIII 19 Type XIX 20 Type XX 21 Type XXI 22 Type XXII 23 Type XXIII 24 Type XXIV 25 Type XXV 26 Type XXVI 27 Type XXVII 28 Type XXVIII 29 Type XXIX 30 Type XXX 31 Type XXXI 32 Type XXXII 33 Type XXXIII 34 Type XXXIV 35 Type XXXV 36 Type XXXVI 37 Type XXXVII 38 Type XXXVIII 39 Type XXXIX 40 Type XXXX 41 Type XXXXI 42 Type XXXXII 43 Type XXXXIII 44 Type XXXXIV 45 Type XXXXV 46 Type XXXXVI 47 Type XXXXVII 48 Type XXXXVIII 49 Type XXXXIX 50 Type XXXXX 51 Type XXXXI 52 Type XXXXII 53 Type XXXXIII 54 Type XXXXIV 55 Type XXXXV 56 Type XXXXVI 57 Type XXXXVII 58 Type XXXXVIII 59 Type XXXXIX 60 Type XXXXX 61 Type XXXXI 62 Type XXXXII 63 Type XXXXIII 64 Type XXXXIV 65 Type XXXXV 66 Type XXXXVI 67 Type XXXXVII 68 Type XXXXVIII 69 Type 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Parker Schoolhouse Plaza & Parking Lot
Site Plan Submittal - 10.26.18



Request for Town Council Action

Date: February 19, 2019

Submitted By: David King, Chief
Jim Tsurapas, Deputy Chief

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.528 - Second Reading**
A Bill for an Ordinance to Approve the 2019 Memorandum of Understanding By and Between SungateKids and Agencies and Jurisdictions in the 18th Judicial District Concerning the Provision of Child Advocacy Service for Abused Children

Department: Police, David King

EXECUTIVE SUMMARY

SungateKids is a Colorado-based 501(c)(3) nonprofit children advocacy agency serving the 18th Judicial District, which includes Arapahoe, Douglas, Elbert and Lincoln Counties. The current memorandum of understanding has expired and needs to be replaced with the attached memorandum of understanding.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

SungateKids offers a new way of providing child advocacy services for abused children using a comprehensive approach for victims and their families. SungateKids is a national leader in providing forensic interviews to child victims of crimes. The purpose of the memorandum of understanding is to establish the conditions under which individuals, agencies and jurisdictions in the 18th Judicial District may utilize the resources of the SungateKids during the investigation of allegations of child abuse and/or neglect.

FINANCIAL IMPACT

None. The SungateKids is funded by outside sources, including the State of Colorado, through SB11-232, which create a child abuse investigation surcharge.

STRATEGIC GOAL(S)



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**

ATTACHMENTS

1. Ordinance No. 1.528

RECOMMENDED MOTION

I move to approve Ordinance No. 1.528 on second reading.

ORDINANCE NO. 1.528, Series of 2019

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE 2019 MEMORANDUM OF UNDERSTANDING BY AND BETWEEN SUNGATEKIDS AND AGENCIES AND JURISDICTIONS IN THE 18TH JUDICIAL DISTRICT CONCERNING THE PROVISION OF CHILD ADVOCACY SERVICE FOR ABUSED CHILDREN

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby approves the 2019 Memorandum of Understanding by and between SungateKids and agencies and jurisdictions in the 18th Judicial District concerning the Provision of Child Advocacy Services for Abused Children, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2019.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

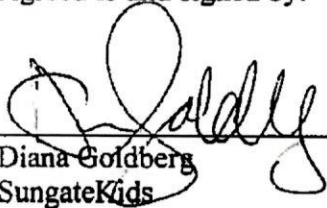
2019 MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU), signed to be effective as of January 1, 2019, is by and between SungateKids (SGK) a Colorado non-profit corporation, and the undersigned individuals, agencies and jurisdictions operating in the 18TH Judicial District. The parties agree as follows:

1. Each party agrees to support the concept and philosophy of SGK as a neutral, child-friendly agency promoting a comprehensive multidisciplinary team response to allegations of child abuse and/or neglect.
2. Each party agrees to follow the SGK protocols concerning forensic interviews, referrals for medical services, mental health services and victim advocacy services, when using SGK.
3. Each party agrees that all efforts will be made to interview and meet with children, adolescents and their non-offending caregivers at SGK.
4. Each party agrees that efforts will be made to coordinate each step of the investigative process to minimize the number of interviews to which the child is subjected, thus reducing the potential trauma to the child.
5. The parties that are investigative agencies (law enforcement agencies, the District Attorney's Office, and the Department of Human Services) agree to share resources with SGK during child abuse and/or neglect investigations, but shall maintain separate entities **at all times**.
6. SGK's team response to allegations of child abuse or neglect includes, but is not limited to: technical assistance for forensic interviews and recording of such interviews, family support coordination and victim advocacy, therapeutic support groups, non-offending parent support groups, case reviews, professional consultation, training, education, follow-up services and referral to medical and mental health services.
7. All parties will be invited and encouraged to attend trainings and/or peer review meetings sponsored by SGK, as appropriate.
8. All parties may and are encouraged to participate and/or present cases at the Multidisciplinary Case Review Team meeting, facilitated by SGK.
9. Each party agrees that suspected offenders are not allowed at SGK. (One exception to this policy is when a suspected offender is a juvenile and is being interviewed as a possible victim or witness to abuse. In such cases, no other children can be in the facility when the interview is taking place.)
10. Each party agrees within the bounds allowed by law to maintain the confidentiality of all records and information gathered on all child abuse cases.
11. Each party agrees that no children, adolescents and/or their non-offending caregivers will be charged for any services they receive at SGK.

12. The parties that are investigative agencies (law enforcement, the District Attorney's Office, and the Department of Human Services) agree to authorize SGK to use recording equipment in connection with providing investigative services under this MOU.
13. Each party can request general statistical information about cases seen at SGK not related to a specific individual case and will be able to obtain information about specific individual cases if they are directly involved in that investigation and release of this information does not violate appropriate confidentiality laws.
14. Each party agrees that, on occasion, exceptions to these guidelines may be necessary in order to serve the "best interests of the child."
15. It is understood that each party will work within its departmental mandates and policies. **Nothing contained in this MOU supersedes the statutes, rules and regulations governing each party.**
16. Mental health therapists are also responsible for meeting the requirements of the SGK/Therapist Linkage Agreements.
17. Each party shall continue to be responsible for cases arising from its jurisdiction. The employees of each party shall remain the employees of their respective agencies. Each agency shall be responsible for workers' compensation insurance, salaries, including overtime, and benefits for its employees. Negligent acts of an agency's employee or employees are the sole responsibility of that agency, and none of the agencies waive the benefits or obligations of the Colorado Governmental Immunity Act §24-10-101, et seq.
18. This MOU states the conditions under which individuals, agencies and jurisdictions in the 18th Judicial District may utilize the resources of SGK during the investigation of allegations of child abuse and/or neglect. Nothing in this MOU requires agencies and jurisdictions in the 18th Judicial District to use SGK.
19. This MOU may be signed in counterparts, and each counterpart shall be an MOU between SGK and the signatory.
20. This MOU shall remain in effect until amended in writing or terminated by either party.

Agreed to and signed by:


Diana Goldberg
SungateKids
1/3/2019
Date


George Branchier
District Attorney's Office for the 18th
Judicial District
07 JAN 19
Date

Additional signatories to the **MEMORANDUM OF UNDERSTANDING:**

Chief Nick Metz
Aurora Police Department

Sheriff Tyler Brown
Arapahoe County Sheriff's Office

Chief Bret Cottrell
Bow Mar Police Department

Chief Jack Cauley
Castle Rock Police Department

Chief Michelle Tovrea
Cherry Hills Police Department

Sheriff Tony G. Spurlock
Douglas County Sheriff's Office

Chief Bret Cottrell
Columbine Valley Police Department

Sheriff Tim Norton
Elbert County Sheriff's Department

Chief Stephen P. Hasler
Elizabeth Police Department

Chief John Collins
Englewood Police Department

Chief William Haskins
Glendale Police Department

Chief Dustin Varney
Greenwood Village Police Department

Marshall Jesse G. Schier
Hugo Marshal's Office

Chief Kevin Pope
Kiowa Police Department

Date

Chief Lynn Yowell
Limon Police Department

Sheriff Tom Nestor
Lincoln County Sheriff's Department

Chief Doug Stephens
Littleton Police Department

Chief Kirk D. Wilson
Lone Tree Police Department

Chief Mark Campbell
Sheridan Police Department

Captain Tim Hilferty
Colorado State Patrol

Marshal Jesse G. Schier _____ Date _____
Hugo Marshal's Office

Cheryl Ternes Date
Arapahoe County Department of Human
Services

Jerri Spear Date
 Elbert County Department of Human
 Services

Director Kerry Martin
Marvin W. Foote Youth Services

John M. Douglas, Jr., MD
Tri-County Health Department

Chief Joseph P. Morris
Arapahoe Community College

Valorie McCleary _____ Date _____
Arriba/Flagler School District

Rico Munn	Date
Aurora Public Schools	

Steve Wilson	Date
Big Sandy High School	

Dr. Scott Siegfried	Date
Cherry Creek Schools	

Dr. Thomas S. Tucker	Date
Douglas County Schools	

Kelli Thompson	Date
Elbert School District 200	

Douglas Bissonette	Date
Elizabeth School District	

Dr. Wendy Rubin	Date
Englewood Public Schools	

Randy Holmen	Date
Genoa-Hugo School District	

Todd Werner	Date
Karval School District	

Denise Pearson/Jason Westfall	Date
Kiowa School District C-2	

Dave Marx	Date
Limon Public Schools	

Brian Ewert	Date
Littleton Public Schools	

Michael Clough	Date
Sheridan School District	